

250 CLAYTON STREET | DENVER, COLORADO 80206

250 CLAYTON



UNLIKE
ANY OTHER

 CUSHMAN &
WAKEFIELD

Broe
Real Estate Group

WORK IN ITS

FINEST FORM

175,000 SF CLASS AA

MIXED-USE OFFICE BUILDING IN CHERRY CREEK NORTH

250
CLAYTON

Located in the heart of Denver's illustrious Cherry Creek North neighborhood, 250 Clayton combines refined architecture and performance-driven design with a hospitality-centered experience to define a new era of workplace.

Surrounded by world-class retail, dining, wellness, and walkable amenities, this Class AA destination elevates both productivity and lifestyle for growing companies seeking a distinctive presence within the city's most distinguished district.

8-STORY
OFFICE BUILDING

20,000 – 30,000 SF
FLOOR PLATES

Q3 2028
PROJECTED
DELIVERY

EXPANSIVE SHARED
SKY TERRACE ON
6TH FLOOR

CURATED ONSITE
AMENITIES &
HOSPITALITY-LEVEL
SERVICE

SURROUNDED BY
CHERRY CREEK
NORTH'S HIGH-END
RETAIL & DINING



250
CLAYTON

DISTINCT BY DESIGN

250 Clayton redefines the modern office through architectural precision and sustainable design, setting a new standard for the nation's top office destinations. With a heavy emphasis on wellness and flexibility, renowned design firm, The Beck Group partnered with the Broe Real Estate Group to design an innovative, Class AA office featuring future-ready floor plans and thoughtfully integrated elements that allow growing companies to evolve within an experience-driven setting.

**LARGEST
CONTIGUOUS
FLOOR PLATES IN
CHERRY CREEK**

CHERRY CREEK'S FIRST DRIVE THRU
PEDESTRIAN PLAZA / AUTO PASEO

EXPANSIVE WINDOW LINE
ALLOWING MAXIMUM LIGHT

SHARED & PRIVATE OUTDOOR
TERRACES

HOSPITALITY-INSPIRED TENANT
AMENITIES

3-LEVEL PARKING GARAGE WITH
VALET SERVICE

LIVE THE WORKDAY WELL

Blending modern workspaces with hospitality-inspired indoor and outdoor amenities, 250 Clayton delivers a tenant experience unlike anywhere else in Cherry Creek, enhancing how teams work, connect and recharge.

FIVE STAR EXPERIENCES

6TH FLOOR TENANT LOUNGE
WITH CONFERENCING /
TRAINING CENTER

4,600 SF OUTDOOR TERRACE
ON 6TH FLOOR

10,000 SF GROUND-FLOOR RETAIL

STATE-OF-THE-ART FITNESS
CENTER, SHOWERS &
LOCKERS

PRIVATE OUTDOOR TERRACES
ON FLOORS 6 & 7

BIKE STORAGE







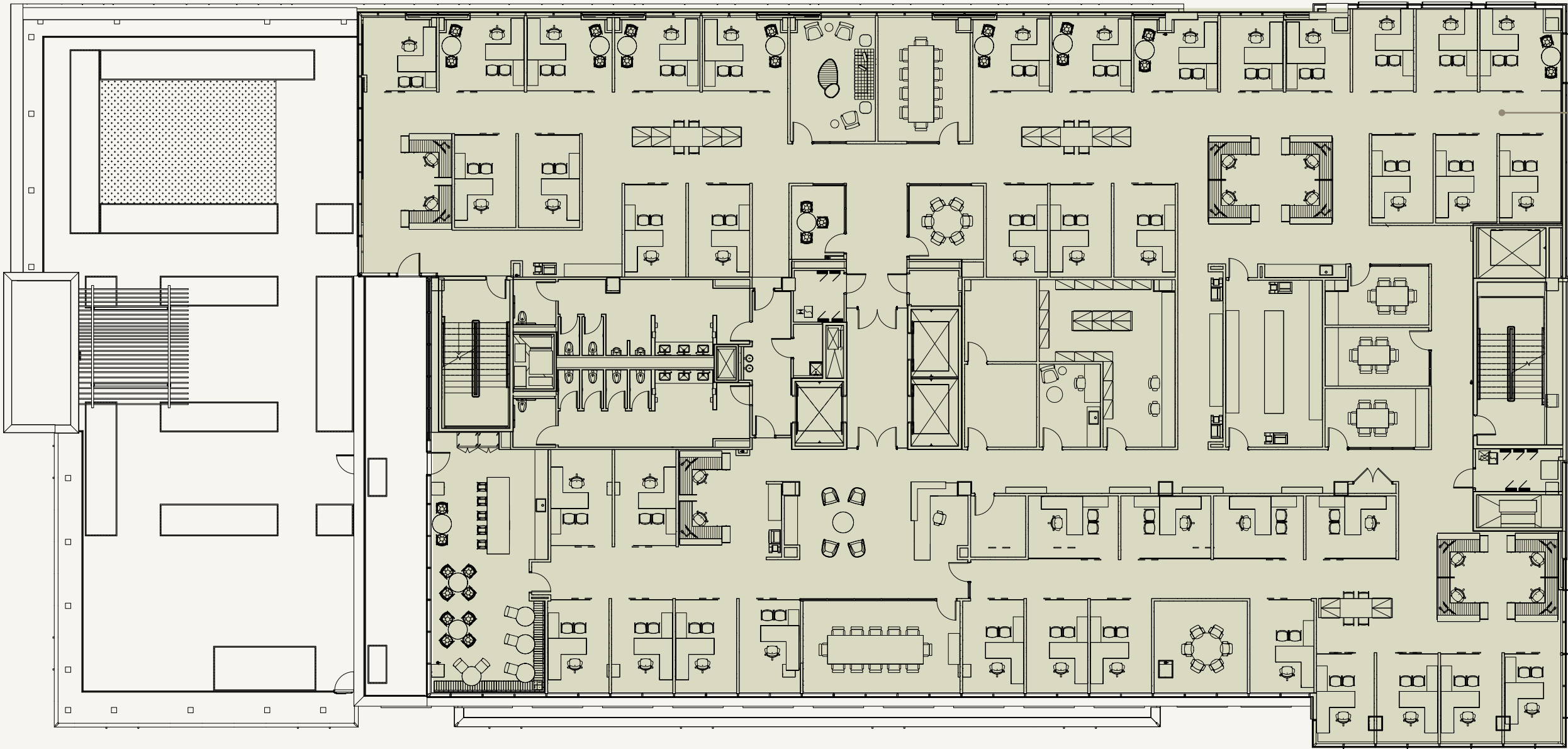
HYPOTHETICAL PLAN

FLOOR 6



HYPOTHETICAL PLAN

FLOOR 7



25 EXTERIOR
PRIVATE OFFICES

16 INTERIOR
PRIVATE OFFICES

12 WORKSTATIONS

1 RECEPTION DESK

54 TOTAL SEATS

HYPOTHETICAL PLAN

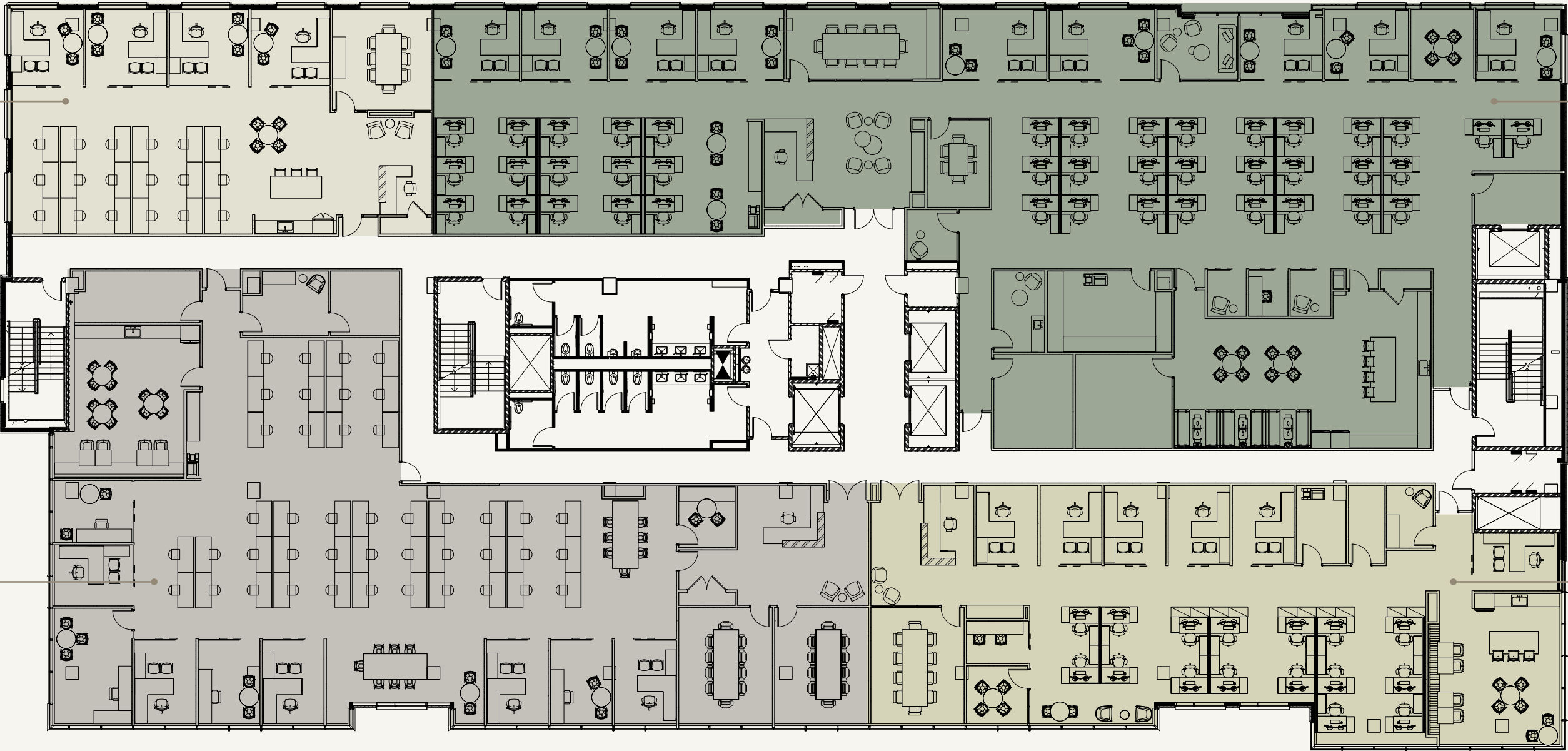
MULTI-TENANT

2,368 SF

- 4 OFFICES
- 18 BENCHING STATIONS
- 1 RECEPTION DESK
- 23 TOTAL SEATS

2,368 SF

- 9 OFFICES
- 43 BENCHING STATIONS
- 1 RECEPTION DESK
- 53 TOTAL SEATS



8,895 SF

- 9 PRIVATE OFFICES
- 41 WORKSTATIONS (6' x 6')
- 1 RECEPTION DESK
- 51 TOTAL SEATS

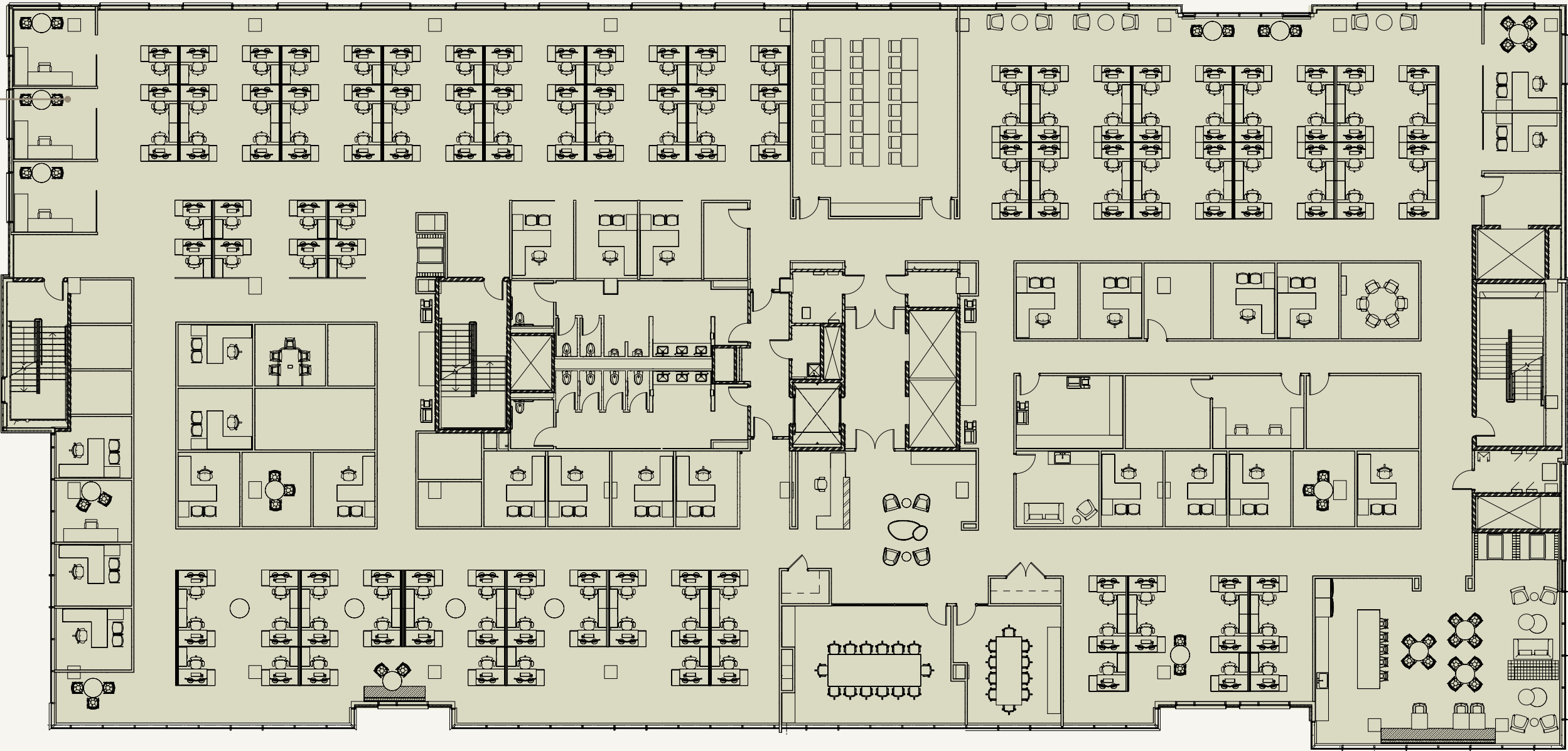
4,052 SF

- 5 PRIVATE OFFICES
- 16 WORKSTATIONS (6' x 6')
- 1 RECEPTION DESK
- 21 TOTAL SEATS

HYPOTHETICAL PLAN

OPEN PLAN

- 28 PRIVATE OFFICES
- 123 WORKSTATIONS (6' x 6')
- 1 RECEPTION DESK
- 152 TOTAL SEATS



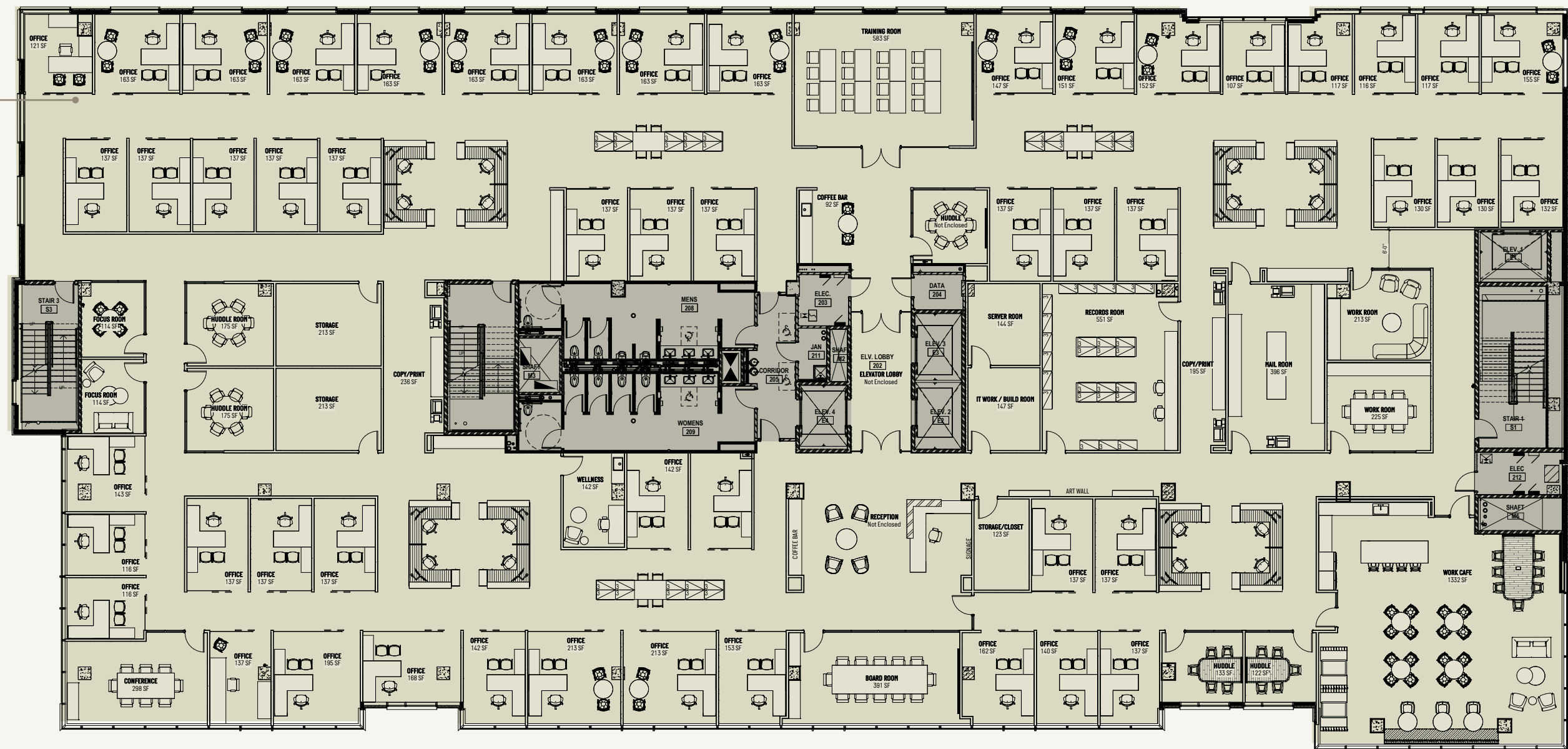
30 EXTERIOR
PRIVATE OFFICES

21 INTERIOR
PRIVATE OFFICES

16 WORKSTATIONS

1 RECEPTION DESK

68 TOTAL SEATS





CORPORATE NEIGHBORS

Centrally located and effortlessly connected, Cherry Creek North has quickly become Denver’s most in-demand office submarket, offering easy access to the city’s most critical destinations and business hubs, from the Denver Tech Center to Downtown and countless neighborhoods in between—all within 30 minutes or less.

DYNAMIC BUSINESS ECOSYSTEM

Anchored by over 3M SF of office space and market-leading occupancy, Cherry Creek continues to draw companies seeking strong visibility and long-term growth.

*charles
SCHWAB*

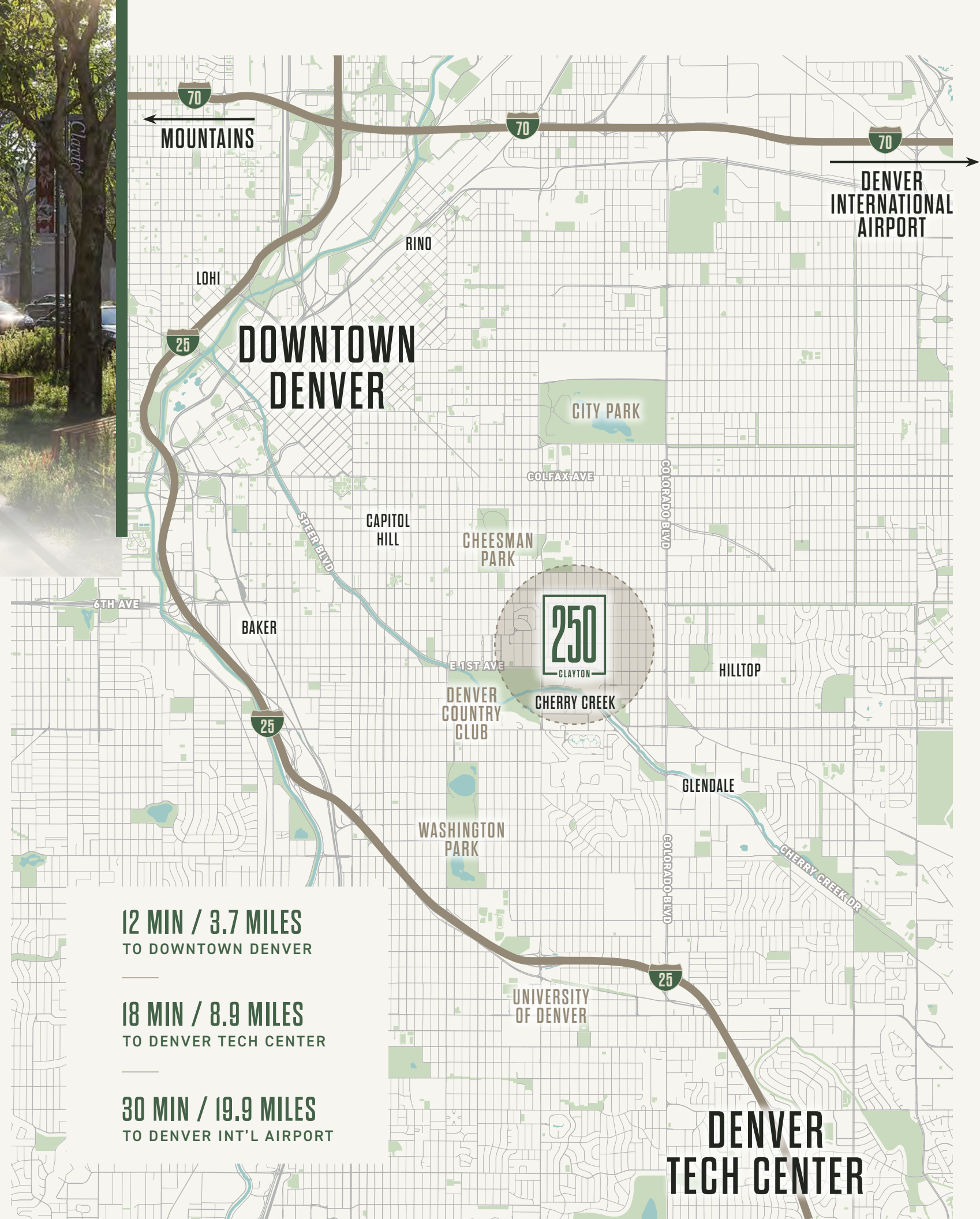


WALKER &
DUNLOP®

AON



Janus Henderson
INVESTORS





NEARBY AMENITIES

At 250 Clayton, the workday unfolds into a world of distinction. With 16 walkable blocks and Denver's highest concentration of locally owned shops and world-renowned brands, office tenants are immersed in world class cuisine, luxury retail and lively entertainment to offer exciting experiences and destinations for every occasion.



1.5M+ SF

OF RETAIL SPACE IN
CHERRY CREEK NORTH

300 SHOPS

70 RESTAURANTS & CAFES

5 LUXURY HOTELS

CHERRY LANE

UNDER CONSTRUCTION

9 RESTAURANTS
& CAFÉS

150,000 SF OF
HIGH-END RETAIL

449 RESIDENCES

34,000 SF OF
WORLD-CLASS
DINING

24 RETAILERS







250
CLAYTON

Broe
Real Estate Group

Broe Real Estate Group is a Denver-based real estate investor, acquiring and developing assets for over 45 years with a focus on providing comprehensive solutions to enhance value and generate market-leading, risk-adjusted returns for owners and investors.

BECK
**THINK.
DESIGN.
BUILD.**

The Beck Group is an internationally recognized design firm with more than three decades of experience developing innovative, cost-effective, and sustainable-forward office, mixed-use and retail projects across the front range and beyond. Headquartered in Cherry Creek North, Beck has helped shape Denver's urban landscape and is proud to partner with Broe Real Estate Group on 250 Clayton.





DOUG WULF

Executive Managing Director
+1 303 312 4218
doug.wulf@cushwake.com

TODD WHEELER

Vice Chairman
+1 303 813 6441
todd.wheeler@cushwake.com

MICHAEL COPPOLA

Senior Director
+1 303 312 4212
michael.coppola@cushwake.com



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