

263 JOSEPHINE

THE GATEWAY TO CHERRY CREEK NORTH



263 JOSEPHINE ST, DENVER, CO 80206



263 Josephine offers an elevated office environment in one of Denver's most desirable business districts. Located in the heart of Cherry Creek, the property puts tenants at the center of the neighborhood's premier dining, retail and lifestyle offerings, with a workplace designed to inspire.



**NEW CONSTRUCTION
BOUTIQUE OFFICE BUILDING**



55,000 RSF ON 4 FLOORS



SUPERIOR ACCESS



**EXCELLENT CITY &
MOUNTAIN VIEWS**



Q1 2029 DELIVERY



A NEW WORKPLACE IN
Cherry Creek

At 263 Josephine, every detail has been thoughtfully designed to elevate the tenant experience. From seamless indoor-outdoor private terraces to a sophisticated tenant lounge, 263 Josephine has curated an office experience to foster collaboration and inspire productivity throughout the workday.



HOSPITALITY INSPIRED LOBBY



EXTENSIVE OUTDOOR SPACE



2:1,000 SF PARKING RATIO
(NON-STACKER)

ADDITIONAL PARKING OPPORTUNITIES
AT 210 UNIVERSITY GARAGE



BIKE PARKING

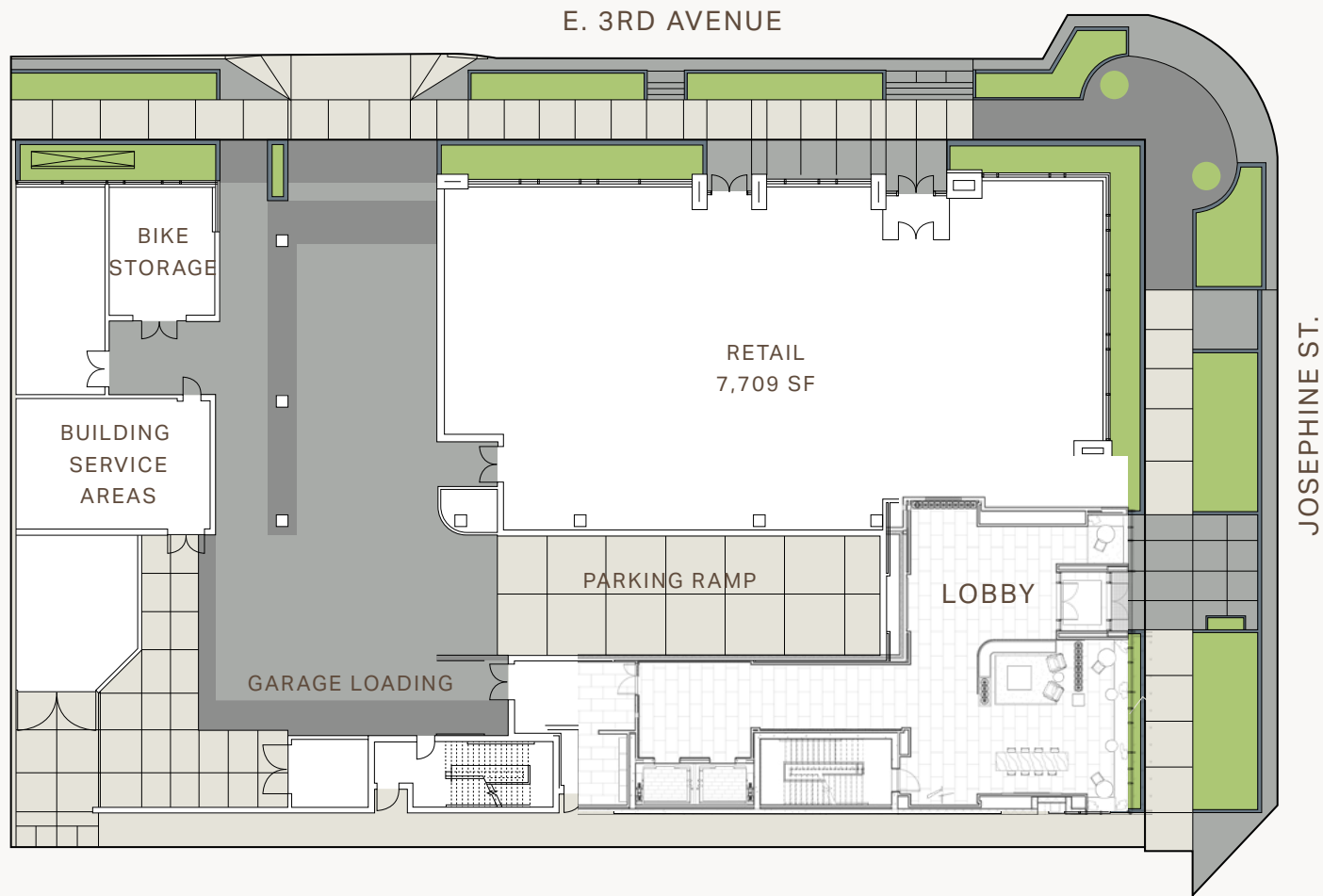
ELEVATED

Amenity Experience



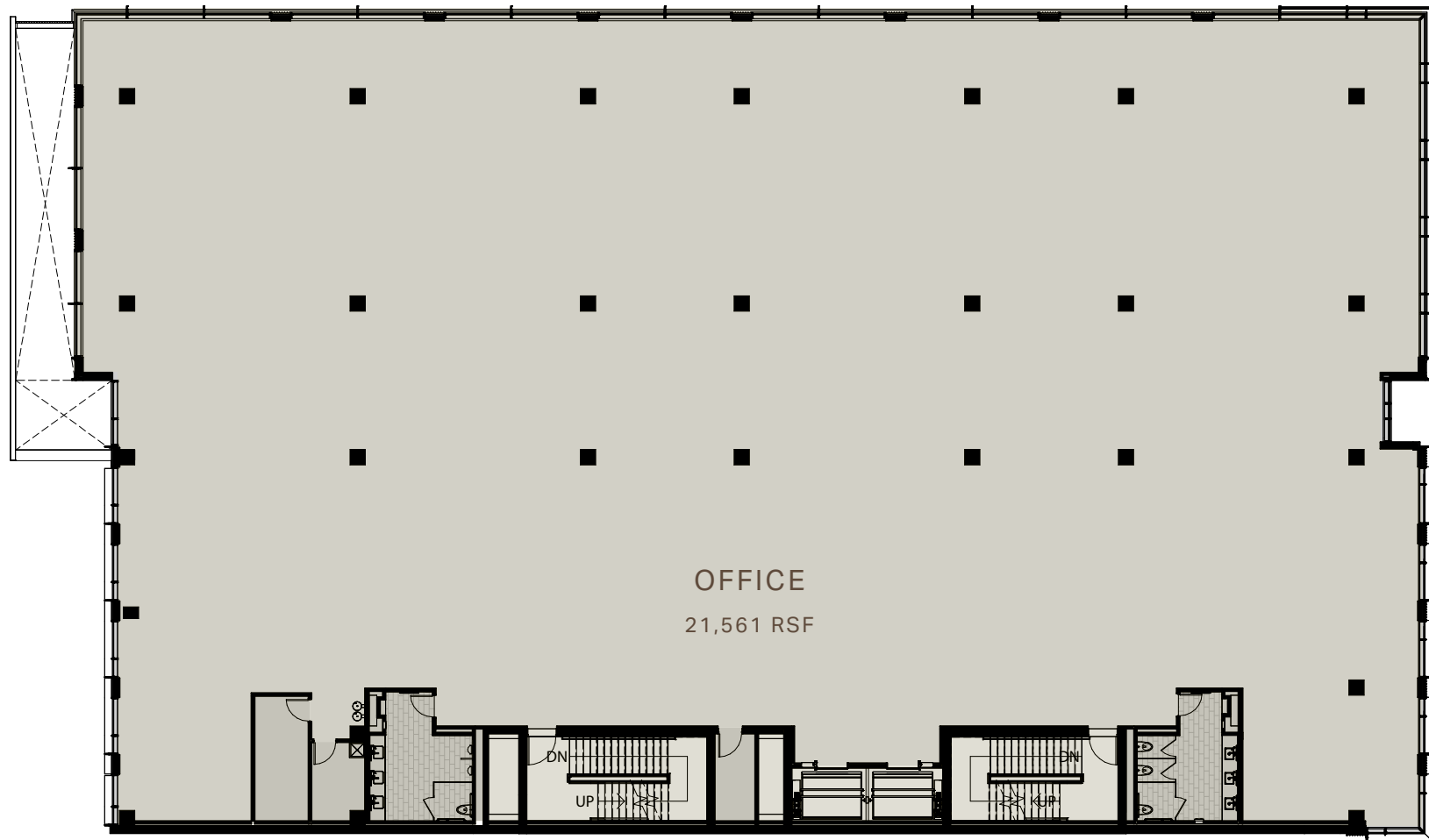


Lobby & Tenant Lounge

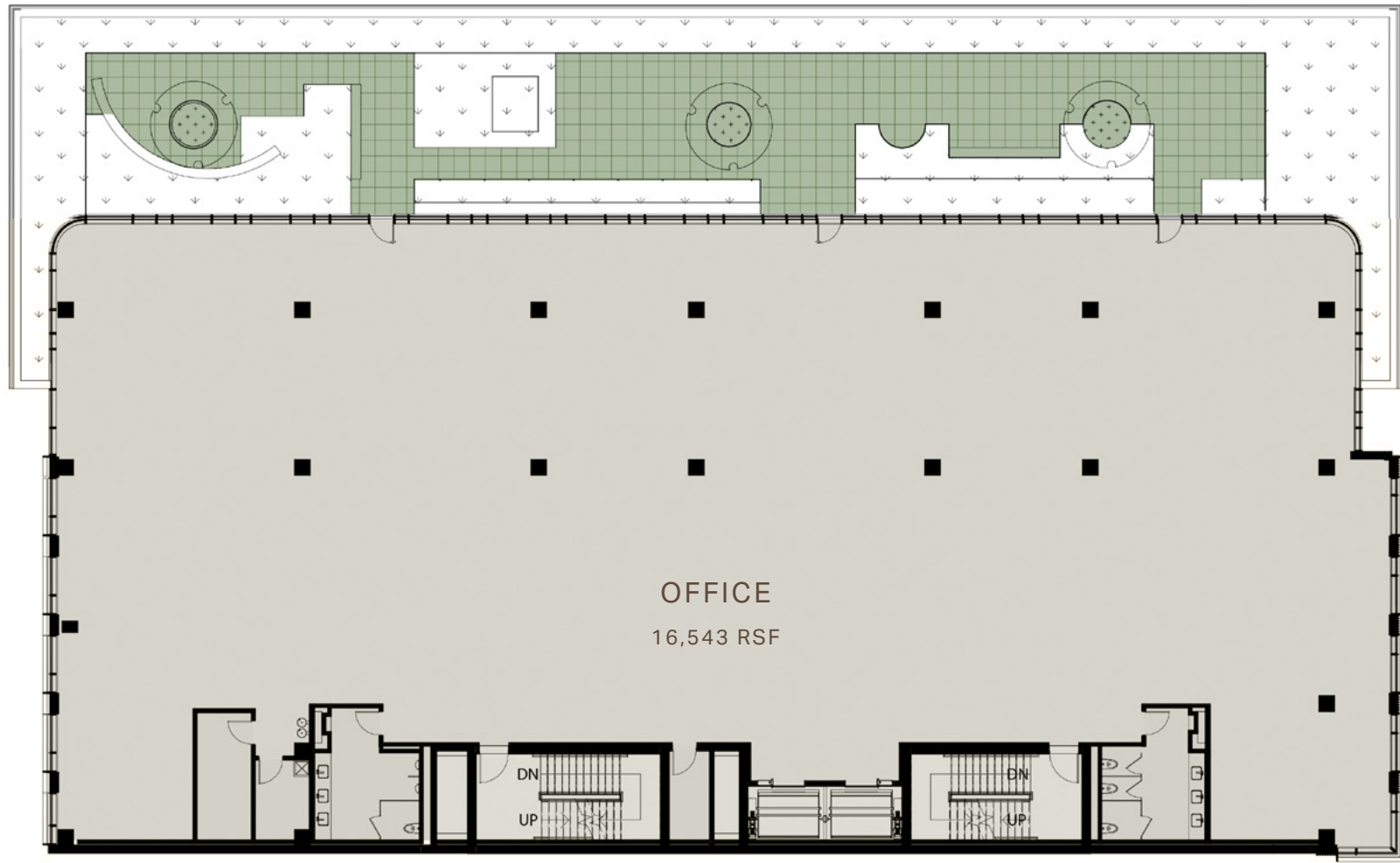


FLOOR PLAN

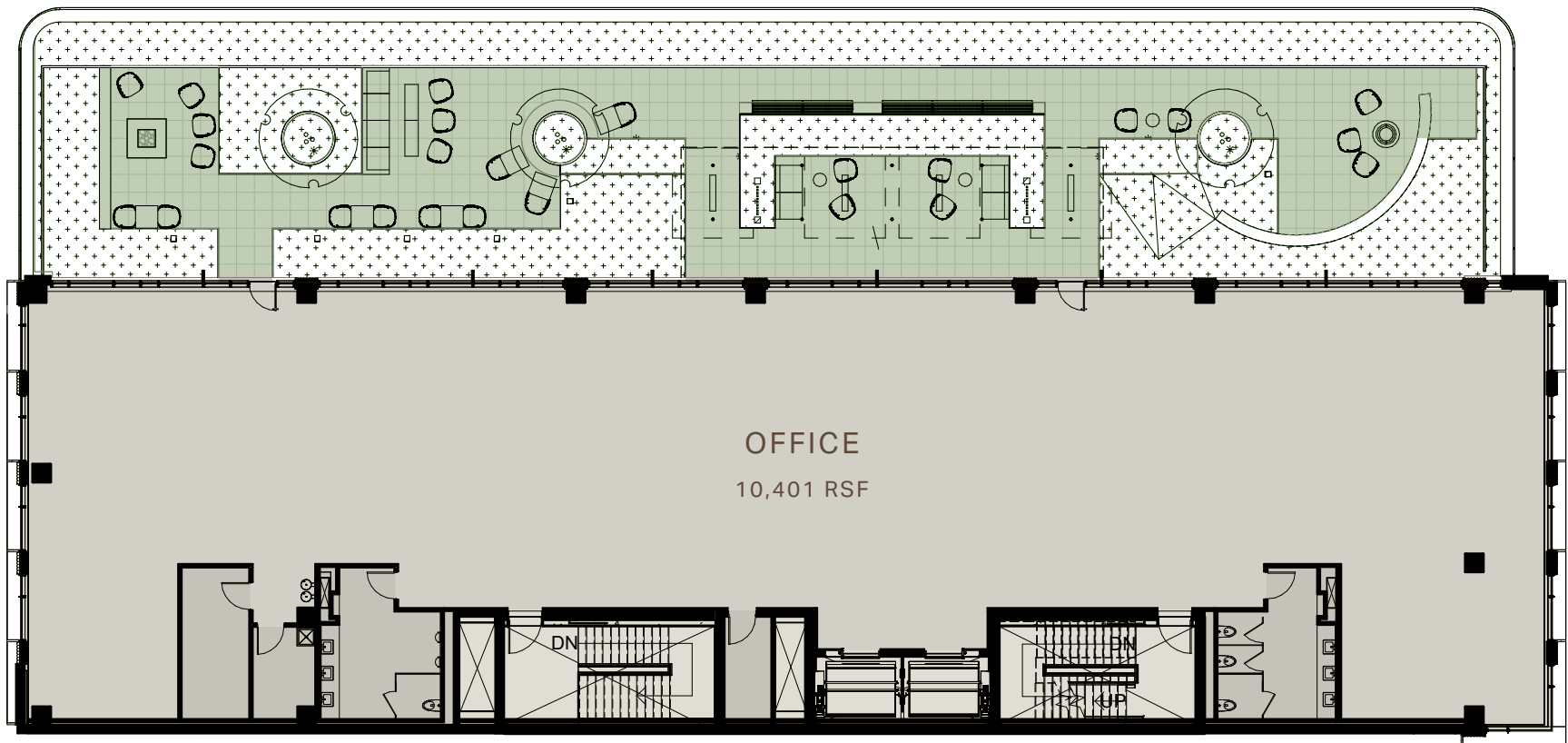
Lobby



FLOOR PLAN
Level 02



FLOORPLAN
Level 03



FLOORPLAN
Level 04



Tenant Terraces

Prominent building signage puts your brand at the corner of 3rd & Josephine, one of Cherry Creek North's most trafficked intersections. A rare chance for high-visibility identity in a neighborhood where presence matters.



YOUR BRAND ON
Display

INGRESS

EGRESS

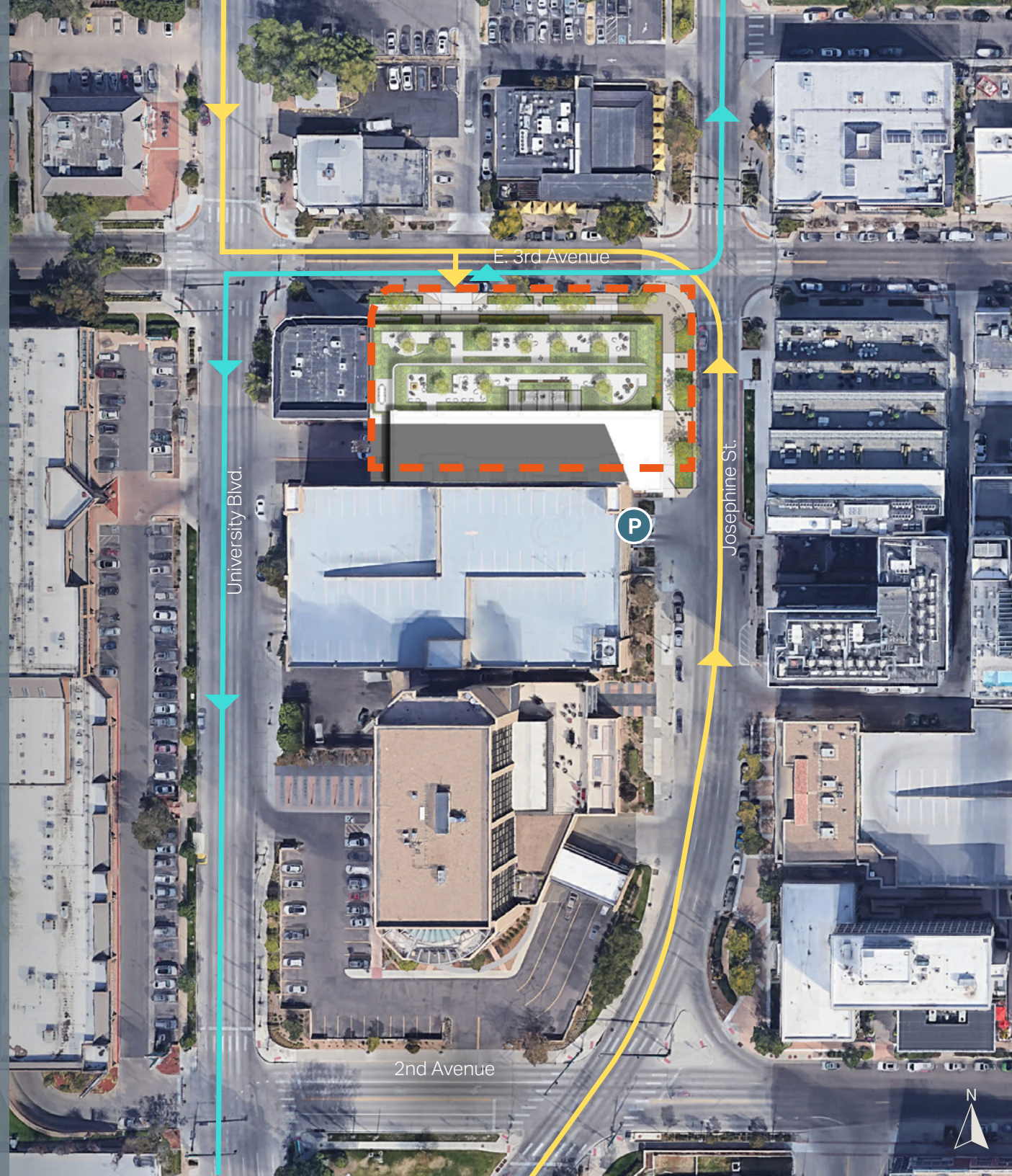
P 210 UNIVERSITY GARAGE

15 MIN TO DOWNTOWN DENVER

15 MIN TO DENVER TECH CENTER

35 MIN TO DENVER INTERNATIONAL
AIRPORT

Site Access





At 263 Josephine, you're at the center of it all. Cherry Creek North is Denver's most coveted neighborhood, featuring 16 walkable blocks of the city's finest boutiques, world-class restaurants and luxury hotels. It's an unrivaled destination for work, shopping, dining and everything in between.

 1.5M+ SF OF RETAIL SPACE

 300+ SHOPS

 80+ FOOD & DRINKS

 12+ FITNESS STUDIOS

 5 LUXURY HOTELS

 96 WALK SCORE

 88 BIKE SCORE

DENVER'S BEST AT YOUR

Doorstep

263 JOSEPHINE

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