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Commercial Real Estate

See the vision behind Cherry Cricket's new office development



Rendering of new office development near the Cherry Cricket

CITY AND COUNTY OF DENVER/TRYBA ARCHITECTS



By [Kate Tracy](#) – Reporter , Denver Business Journal
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Plans are progressing for another new office project in Cherry Creek North.

Development firm Alpine Investments, along with its architect and engineer, recently submitted urban design plans that show how a new office building will integrate with Cherry Cricket, a burger restaurant that's been a staple in the neighborhood since 1945.

Plans show an eight-story office building with three levels of below-grade parking, as well as 14,500 square feet of retail on the ground floor. Total square footage at the new building will be 155,000 square feet, including the parking garage.



Rendering of new office development near the Cherry Cricket

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Alpine Investments **purchased** the Cherry Cricket property at 2645 E. Second Ave., along with an adjacent parcel, in 2022, and **submitted early plans for the site** last year.

Although Alpine's managing partner Churchill Bunn loved the location and pedestrian activity of the site, he also said that Cherry Cricket played a major role in making the site attractive.

“We've got to integrate the old and the new together, which is one fun design challenge that we're working through,” Bunn said.

Alpine Investments has hired Tryba Architects and PCL Construction to help bring the new project to fruition. It'll be the first mass timber construction project in the Cherry Creek neighborhood, according to Bunn.

“We're looking at this as a long-term hold. For us, it was a little less about the pro forma and a little more about creating something that we can be really proud of, and (be) a jewel for Cherry Creek,” Bunn said.



Rendering of the outdoor patio between the Cherry Cricket restaurant and a proposed eight-story office

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A big focus for Alpine was how to seamlessly integrate the office building with the Cherry Cricket. The restaurant has expanded to serving customers outside, dubbed the “burger garden,” something that Bunn wanted to preserve in the design. Renderings show outdoor seating for the restaurant right between the office building and the restaurant building.

Bunn plans to break ground on the new office building in mid-2025 and finish construction in 2027. He’s in casual conversations with potential office tenants who are

already in Cherry Creek but said the firm won't formally begin marketing the office for pre-leasing until later this year.

While the buildings that house the cocktail bar Forget Me and Cherry Creek Tailoring & Alterations will be demolished to make way for the new office building, Bunn was optimistic about Forget Me Not coming back and taking retail space at the new office building in 2027.



Rendering of a proposed new office building near the Cherry Cricket

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Total construction for the new project is expected to cost at least \$45 million, he said.

“We've got good momentum and we're just excited to be building a great project in Cherry Creek North,” Bunn said.

In other areas around town, Alpine Investments plans to finish up construction on its multifamily projects at 955 Bannock St. and at W. 46th Avenue and Tennyson Street later this year.