FOR LEASE

COLORADO COMMERCIAL COMPANIES

NATASHA FELTEN nfelten@colocomm.com

JONATHAN UNGAR jungar@colocomm.com

303.327.5800
383 CORONA STREET SUITE 322
DENVER, CO 80256
WWW.COLOCOMM.COM

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and
the same is submitted subject to errors, omissions, change of price, rent or other conditions, withdrawal without
notice, and the any special listing conditions imposed by our Principals.

PLAZA 25

8100, 8200, 8300 EAST MAPLEWOOD AVENUE
GREENWOOD VILLAGE, CO 80111
HIGHLIGHTS

- Professional Management
- Class B+ office campus
- Beautiful, park-like campus with mature lush landscaping
- Panoramic mountain views
- Easy access to downtown and DIA
- Extensive common area renovations planned:
  - Conferencing facility
  - Collaborative lounge areas
  - Workout facility with showers and lockers
  - Grab-and-go food service

BUILDING INFORMATION

- BUILDING ADDRESS: 8100, 8200 & 8300 E. Maplewood Avenue, Greenwood Village, Colorado 80111
- BUILDING AREA: 196,603 RSF
- LOSS FACTORS: Full floor: 6.2% - 10.4%
- LAND AREA: 8.673 acres
- NUMBER OF FLOORS: 4
- OWNER: City Office REIT
- BUILDING MANAGER: JLL
- PARKING: 3.5 spaces per 1,000 RSF of which 8 spaces per 1,000 SF are covered, surface parking is free
- ACCESS: Available 24 hours per day, 7 days per week
- BUILDING HOURS: 7 a.m. to 6 p.m. M-F and 8 a.m. to 1 p.m. on Saturday
- ACCESS: System Card key
SUITE 140-150 - SPEC SUITE!

Size: ±11,834 RSF*
Available: Immediately
Rate: YR 1: $23.00 - $24.00/RSF FSG, "As Is"
Subject to Annual Escalations
Buildout: Reception area, conference room, work room, kitchen, five offices on the glass, three interior offices and open area.

* Divisible to 5,425 RSF
SUITE 200

Size: ±13,391 RSF
Available: Immediately
Rate: YR 1: $23.00 - $24.00/RSF FSG, "As Is"
Subject to Annual Escalations
Buildout: Reception area, conference room, 10 private offices on the glass, 11 interior offices, workroom, two kitchens, IT/server room, storage, and open area with 58 work stations

Ability to occupy additional 4,282 SF contiguous to 17,673 RSF
SUITE 150

Size: ±3,275 RSF*
Available: Immediately
Rate: YR 1: $23.00 - $24.00/RSF FSG, “As Is” Subject to Annual Escalations
Buildout: Eight private offices on the glass, one interior office, conference room, IT room, workroom, kitchen and open area

SUITE 130

Size: ±1,281 RSF*
Available: Immediately
Rate: YR 1: $23.00 - $24.00/RSF FSG, “As Is” Subject to Annual Escalations
Buildout: Two private offices on the glass, storage, kitchen, and open area

* Contiguous to 4,556 SF

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our Principals.
SUITE 200

Size: ±25,553 RSF
Available: Immediately
Rate: YR 1: $23.00 - $24.00/RSF FSG, “As Is”
Subject to Annual Escalations
Buildout: 24 private offices on the glass, two interior offices, board room, conference room, workroom, kitchen and open area

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our Principals.
SUITE 325

Size: ±6,167 RSF
Available: Immediately
Rate: YR 1: $23.00 - $24.00/RSF FSG, “As Is”
Subject to Annual Escalations

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our Principals.
SUITE 310

Size: ±22,541 RSF
Available: Immediately
Rate: YR 1 $23.00 - $24.00/RSF FSG, “As Is”
Subject to Annual Escalations
Buildout: Reception area, large conference room, 29 offices on the glass, eight offices on the interior, three smaller interior, conference rooms, three kitchenettes, restrooms, storage, two work rooms, bullpens

Furniture Available

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our Principals.