

# Orchard One

6143 south willow drive • greenwood village, co 80111 • office space for lease

This well-located property provides excellent access, image and identity to users looking for a Denver Tech Center address. Orchard One provides small- to mid-sized tenants with an excellent officing alternative. Building architecture provides users with an excellent glass line and easy-to-plan spaces.



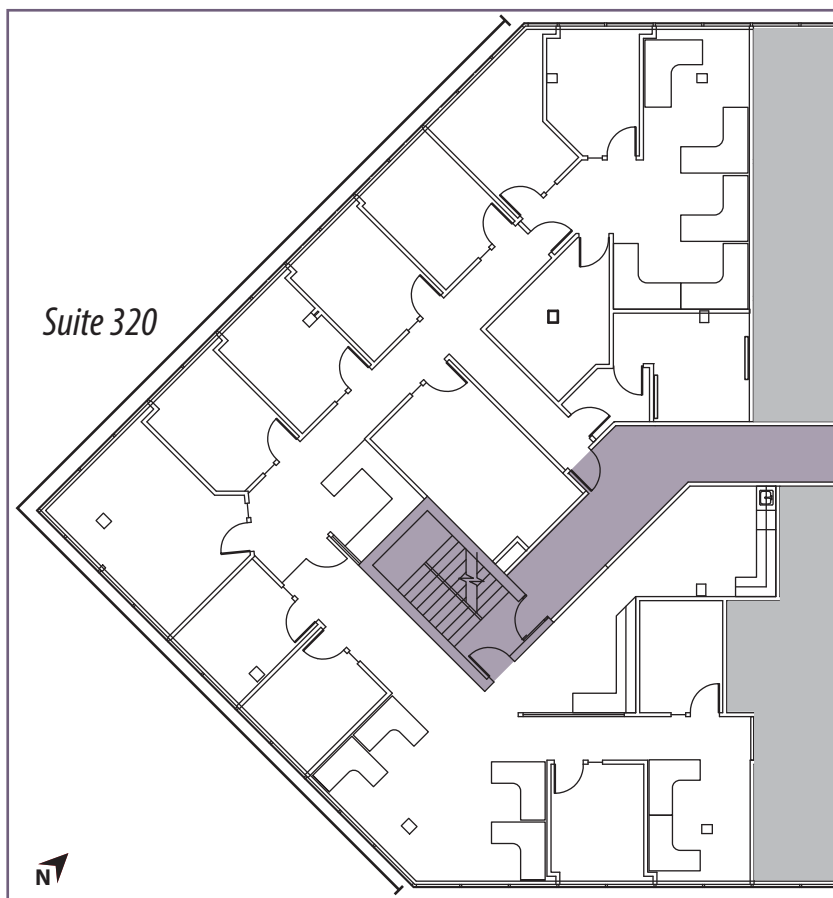
- ✦ 46,854 RSF
- ✦ 24-Hour, 7 day a week keypad access
- ✦ Fully renovated lobby and common areas
- ✦ New art and furniture throughout
- ✦ New restroom finishes
- ✦ Updated elevator cabs
- ✦ Landscaping improvements
- ✦ Century Link fiber available
- ✦ 3.0:1,000 Parking Ratio
- ✦ Professionally Owned and Managed



For more information: **Natasha Felten**  
nfelten@colocomm.com  
303 327 5800  
www.colocomm.com

*No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and 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.*

## available suites



### Suite 320

Size: ±4,784 RSF\*

\*Divisible to 1,000 RSF

Available: Immediately

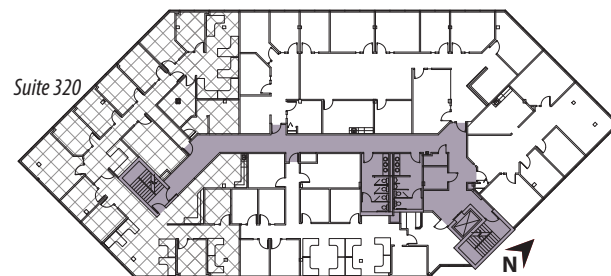
Rate: \$17.00/RSF/YR FSG, "As Is"

Discounted Thru 11/30/2016

\$19.50/RSF/YR FSG

Subject to Annual Escalations

Buildout: Ten offices on the glass, one interior office, conference room, open areas, kitchen/break room, work room, IT room with rack, and two storage rooms.



Plan accuracy subject to change

- ✦ Access via I-25, Orchard Road, and Arapahoe Road
- ✦ Close proximity to many restaurants, hotels and retail service providers
- ✦ Adjacent to Park-n-Ride Facility
- ✦ Adjacent to future CenterGreen Greenwood Village Development



For more information:

Natasha Felten  
nfelden@colocomm.com  
303 327 5800  
www.colocomm.com



COLORADO COMMERCIAL COMPANIES

INNOVATIVE REAL ESTATE SOLUTIONS... SATISFIED CLIENTS

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and 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.