

orchard one

SUITE 401
SUBLEASE

6143 south willow drive • greenwood village, co 80111



±2,316 RSF



IMMEDIATELY



2/28/27



FURNITURE
NEGOTIABLE



\$18.00/RSF
FSG

BUILDING FEATURES:

46,854 RSF Total

Keypad Access: 24-Hours, 7-Days/Week

3.00/1,000 SF Parking Ratio

On-site Vending Room

Century Link Fiber Available

Owner Occupied Building

Professionally Managed by Transwestern

Recently Upgraded Building

Access via I-25, Orchard Road & Arapahoe Road

Close proximity to restaurants, hotels & retail



COLORADO COMMERCIAL
COMPANIES

For more information:

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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.

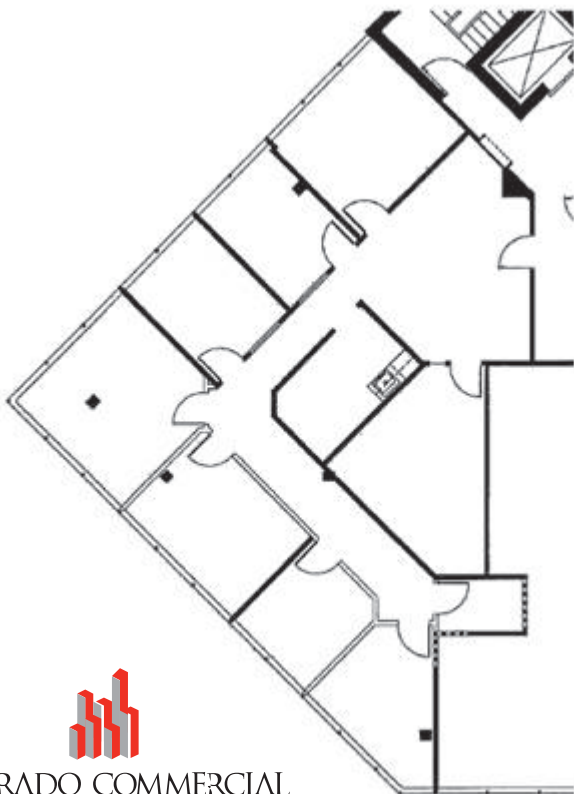
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BEAUTIFUL, UPGRADED SUITE

6143 south willow drive • greenwood village, co 80111

SUITE 401:

- Size:** ±2,316 RSF
- Available:** Immediately
- Term Expires:** 2/28/27
- Rate:** \$18.00/RSF/YR FSG
Subject to \$0.50 Annual Bumps
- Buildout:** Reception Area
(7) Private Offices on the Glass
(1) Conference Room
Kitchen
Storage Closet
Elevator Lobby Identity and
Expansive Glass-Line
FURNITURE NEGOTIABLE



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