



6143 SOUTH WILLOW DRIVE
GREEN WOOD VILLAGE | COLORADO | 80111



office space
FOR LEASE

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. This well-located property provides excellent access, image and identity to users looking for a Denver Tech Center address.

BUILDING FEATURES:

- 46,854 RSF Total
- 3.00/1,000 SF Parking Ratio
- Century Link Fiber Available
- On-site Vending Room
- Common Conference Room (Est. 9/1/2022)
- Owner Occupied Building
- Professionally Managed by Transwestern
- 24-Hours, 7-Days a Week Keypad Access
- Recently Upgraded Lobby & Common Areas
- Recently Upgraded Elevator Cabs
- Landscaping Improvements

FOR MORE INFORMATION:

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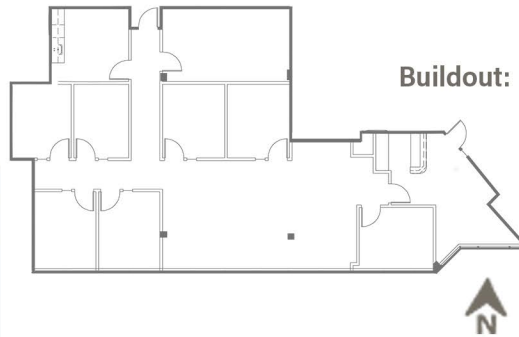
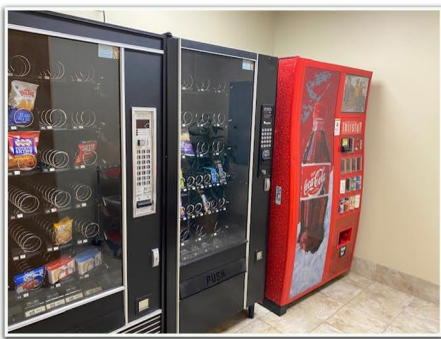
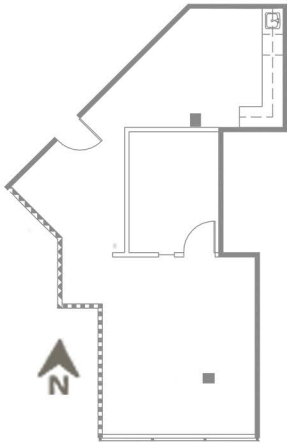
LOCATION:

- Access via I-25, Orchard Road & Arapahoe Road
- Adjacent to Park-n-Ride Facility
- Adjacent to CenterGreen Greenwood Village Development
- Close proximity to many restaurants, hotels & retail service providers
- 31 Minute Drive to Denver International Airport via I-225
- 25 Minute Drive to Downtown Denver via I-25

SUITE 320:

Size: ±777 RSF
Available: Immediately
Rate: \$18.00-\$19.00/RSF FSG
 Subject to Annual Escalations

Buildout: Entry
 Kitchen
 Storage Room
 Open Area on Glass



SUITE 330:

Size: ±2,645 RSF
Available: July 1, 2022
Rate: \$19.00-\$20.00/RSF FSG
 Subject to Annual Escalations

Buildout: FULLY FURNISHED
 Elevator Lobby Entry/Reception
 Work Room
 (3) Offices on Glass
 (3) Offices on the Interior
 IT Closet
 Storage Room
 Conference Room for 10-12
 Open Area with cube furniture for up to 8 work spaces

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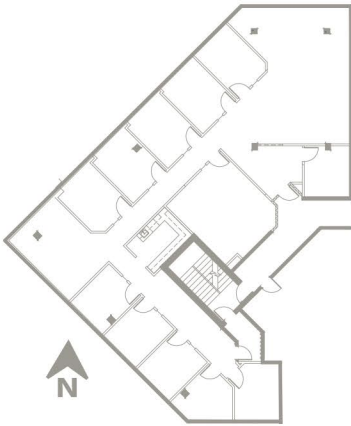




SUITE 350:

Size: ±4,007 RSF
Available: Immediately
Rate: \$20.00-\$21.00/RSF FSG
Subject to Annual Escalations

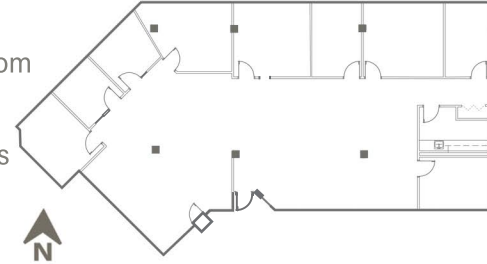
Buildout: Reception Area
Storage
Conference Room
Kitchen / Work Room
IT/Server room
(10) Private Offices OTG
(2) Open Work Areas



SUITE 405:

Size: ±4,068 RSF (Divisible to +/-2,000RSF)
Available: December 1, 2021
Rate: \$20.00-\$21.00/RSF FSG
Subject to Annual Escalations

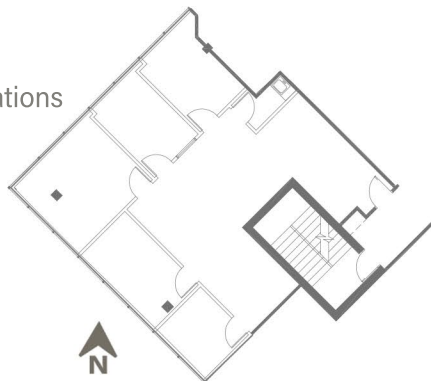
Buildout: Reception Area
Kitchen/Breakroom
Work Room
(7) Private Offices
Open Area



SUITE 406:

Size: ±1,483 - 6,091 RSF
Available: September 1, 2022
Rate: \$22.00-\$23.00/RSF FSG
Subject to Annual Escalations

Buildout: Reception Area
Kitchenette
(5) Offices On the Glass



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3RD FLOOR:

Size: Contiguous to 7,429 RSF; Divisible to 777 RSF

Available: Suites 320 and 350 are available Immediately

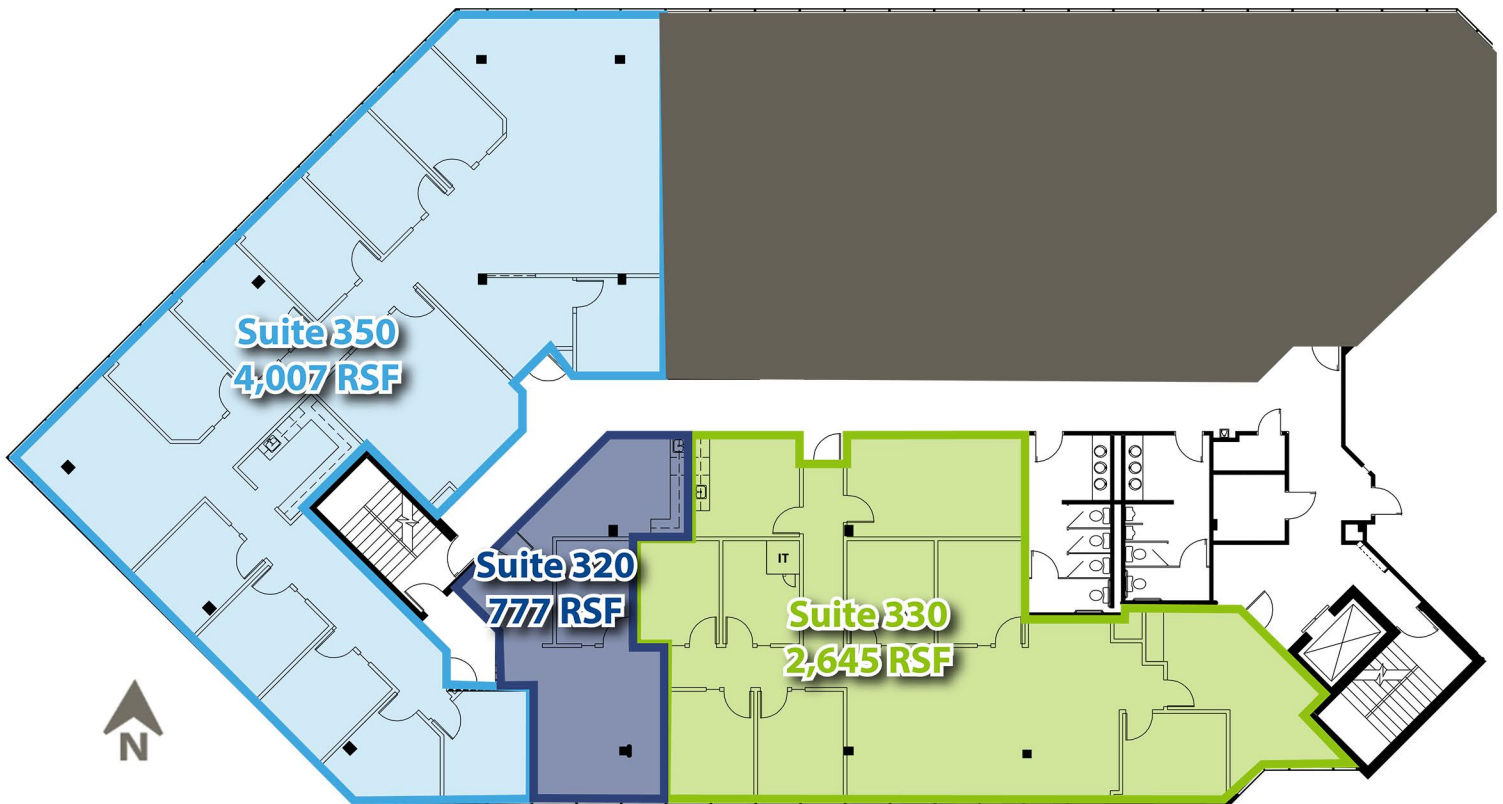
Suite 330 is available July 1, 2022

Rate: Suite 320 \$18.00-\$19.00/RSF FSG

Suite 330 \$19.00-\$20.00/RSF FSG

Suite 350 \$20.00-\$21.00/RSF FSG

Subject to Annual Escalations



CONTIGUOUS TO 7,429 RSF; DIVISIBLE TO 777 RSF



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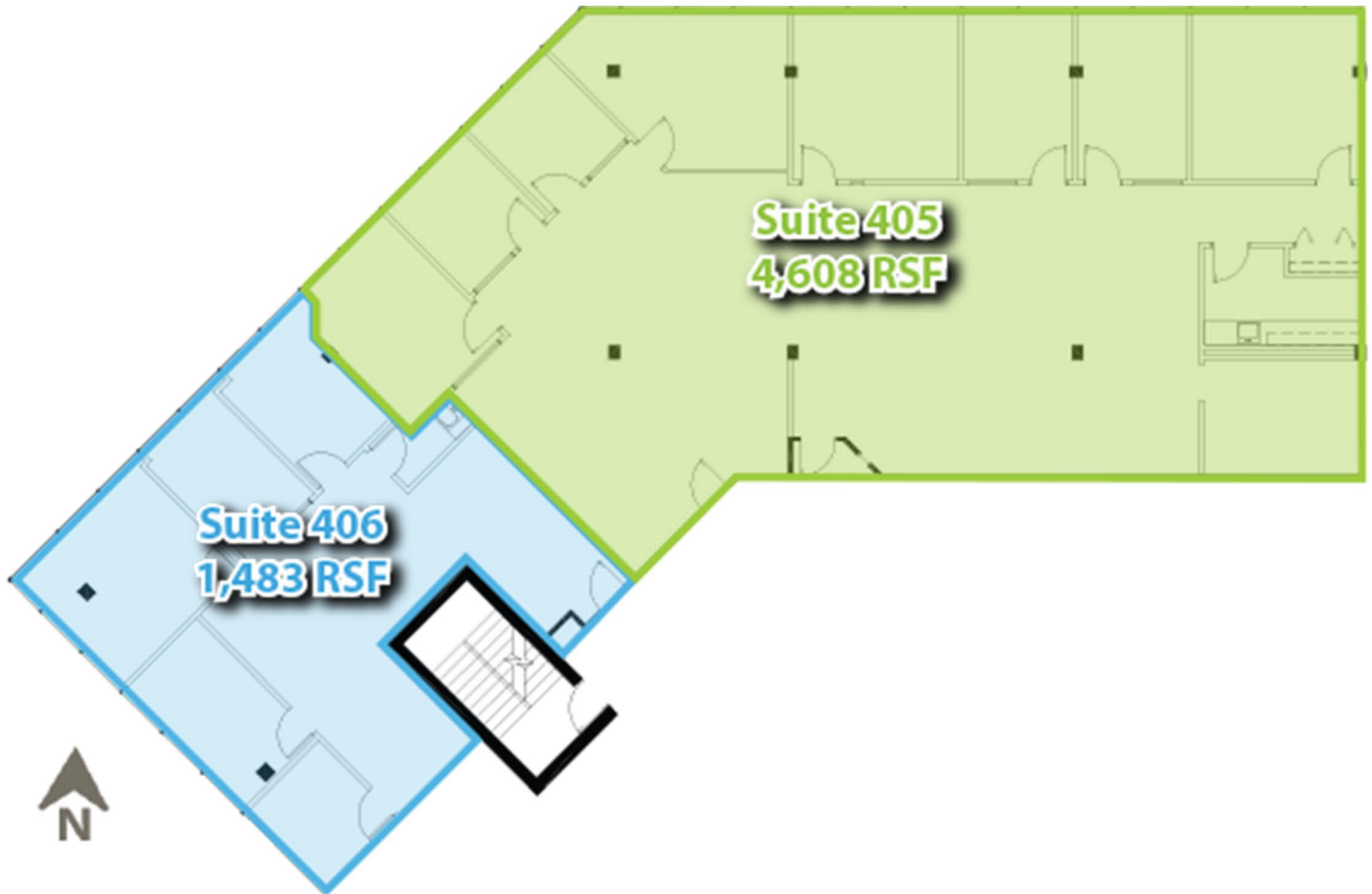


4TH FLOOR:

Size: Contiguous to 6,091 RSF; Divisible to 1,483 RSF

Available: Suite 405 available immediately
Suite 406 available September 1, 2022

Rate: Suite 405 \$20.00-\$21.00/RSF FSG
Suite 406 \$22.00-\$23.00/RSF FSG
Subject to Annual Escalations



CONTIGUOUS TO 6,091 RSF; DIVISIBLE TO 1,483 RSF



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