



6143 SOUTH WILLOW DRIVE  
GREENWOOD VILLAGE | COLORADO | 80111

# office space **FOR LEASE**

Orchard One provides small to mid-sized tenants with a perfect officing alternative. Building architecture provides users with excellent glass lines and easy-to-plan spaces. This well-located property provides great 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
- Lumen Fiber Available
- On-site Vending Room
- Common Conference Room
- Owner Occupied Building
- Professionally Managed
- 24-Hours, 7-Days a Week Keypad Access
- Recently Upgraded Lobby & Common Areas
- Recently Upgraded Elevator Cabs
- Landscaping Improvements



COLORADO COMMERCIAL  
COMPANIES

## FOR MORE INFORMATION

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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.



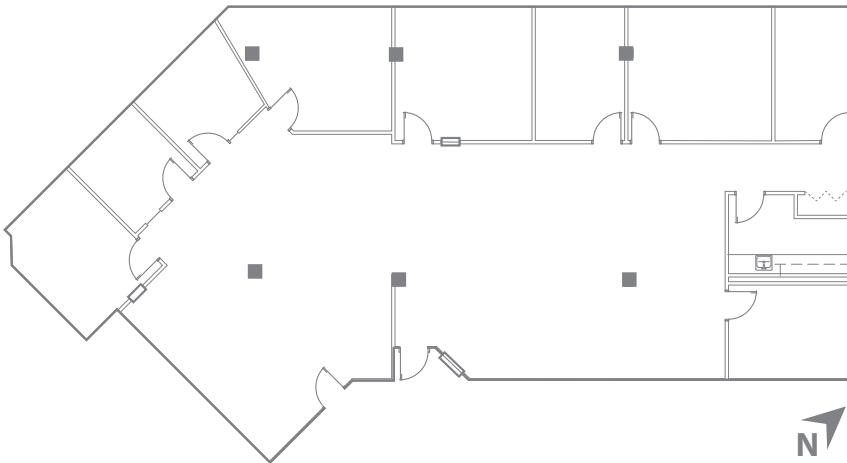
- Access via I-25, Orchard Road & Arapahoe Road
- Adjacent to CenterGreen Greenwood Village Development
- Adjacent to Park-n-Ride Facility
- Close proximity to many restaurants, hotels & retail service providers
- 31 Minute Drive to Denver International Airport via I-225
- 25 Minute Drive to Downtown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

### SUITE 405:

- Views:** Panoramic Mountain Views!
- Size:** ±4,068 RSF (Divisible to ±1,647 RSF)
- Available:** Immediately
- Rate:** \$21.00-\$22.00/RSF FSG  
(Subject to Annual Escalations)
- Buildout:** Reception Area  
Kitchen/Breakroom  
Work Room  
(8) Private Offices  
Open Area



## SUITE 405 ▶

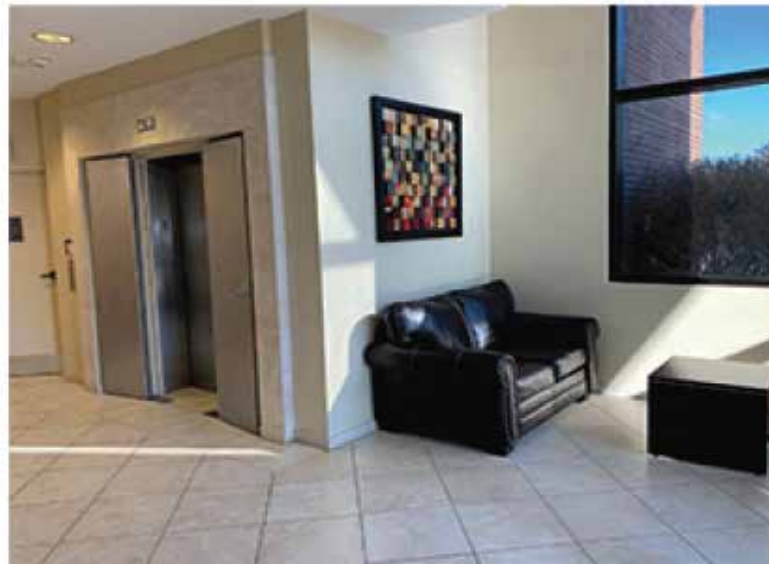


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