



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
(Est. 9/1/2024)
- 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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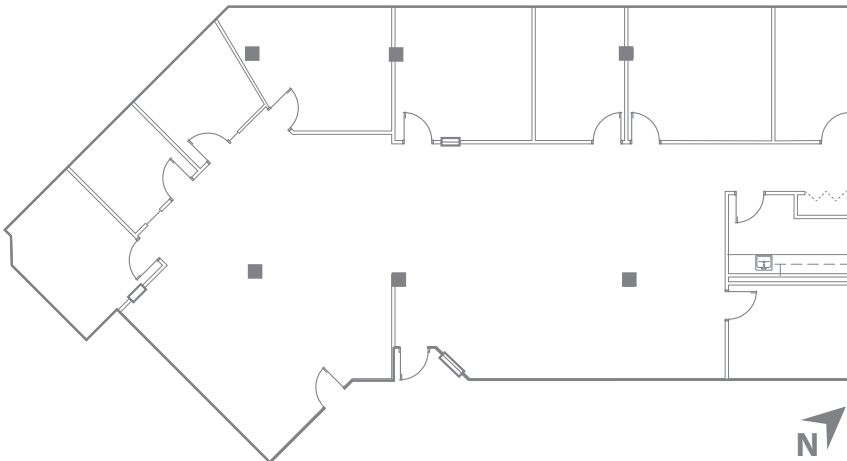
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- Access via 1-25, Orchard Road & Arapahoe Road
- Adjacent to CenterGreen Greenwood Village Development
- Adjacent to Park-n-Ride Facility
- Close proximity to many restaurants, hotels & retail service providers
- 31 Minute Drive to Denver International Airport via 1-225
- 25 Minute Drive to Downtown Denver via 1-25

SUITE 405:

- Views:** Panoramic Mountain Views!
- Size:** ±4,068 RSF (Divisible to ±2,000 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



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