



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:

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



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 101:

Size: ±1,089 RSF

Available: 09/01/2023

Rate: \$20.00/RSF FSG

Subject to Annual Escalations

Buildout: Reception Area

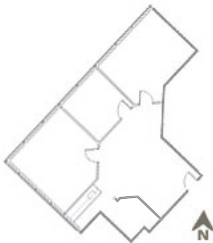
(2) Private Offices

(1) Conference Room

(2) Sides of Glass

Kitchenette

Select Furniture Available



SUITE 405:

Size: ±4,068 RSF (Divisible to +/-2,000RSF)

Available: Immediately

Rate: \$20.00-\$21.00/RSF FSG

Subject to Annual Escalations

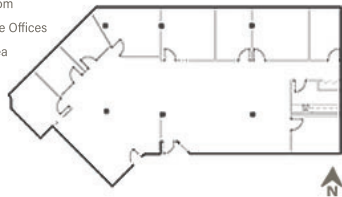
Buildout: Reception Area

Kitchen/Breakroom

Work Room

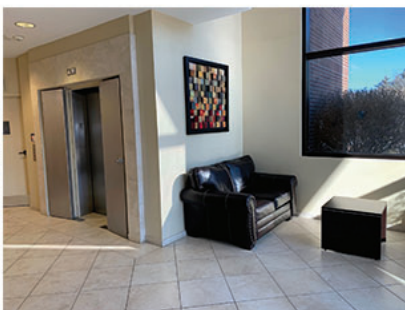
(7) Private Offices

Open Area



FOR MORE INFORMATION:

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



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.