

# GREENWOOD

C O R P O R A T E  
P L A Z A 4



Top Floor | 35,870 SF  
FOR LEASE

SIGNAGE AVAILABLE

4

3051

**CBRE**

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 **DRAWBRIDGE**  
REALTY



## ADDRESS

★  
8051 E Maplewood Ave.,  
Greenwood Village, CO 80111



## RENTABLE AREA

★  
104,459 square feet



## NO. OF STORIES

★  
3



## PARKING

★  
3.3:1,000



## TYPICAL FLOORPLATE

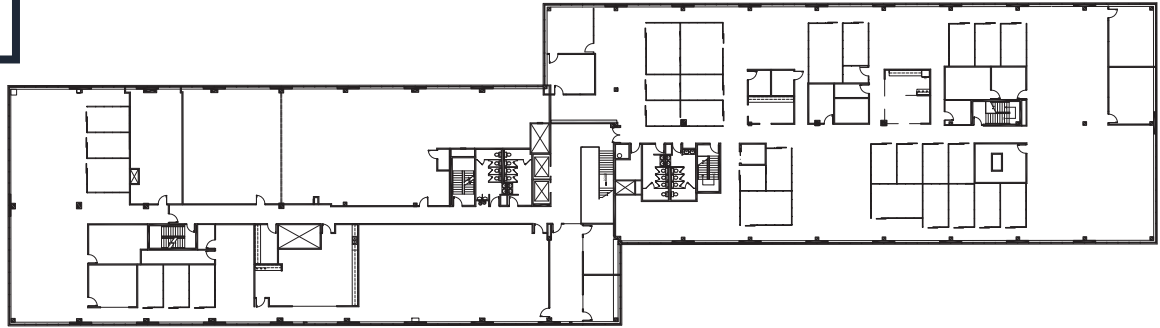
★  
34,000 SF with 17,000 SF wings



## OWNERSHIP

★  
Drawbridge Realty  
[www.drawbridgerealty.com](http://www.drawbridgerealty.com)

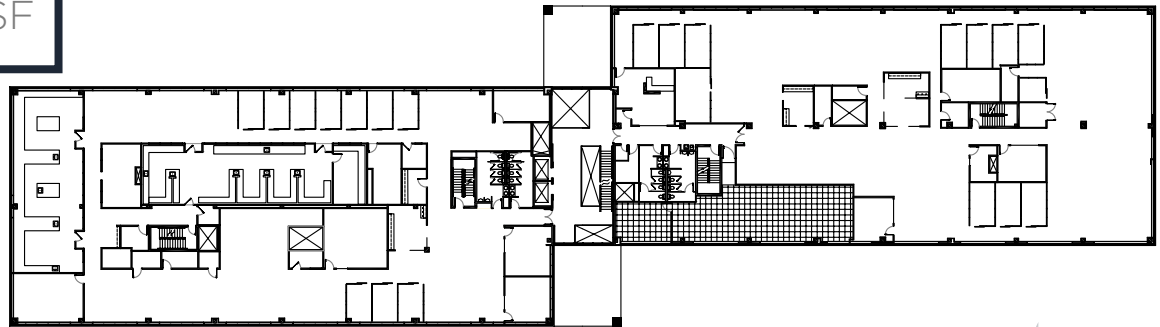
**THIRD FLOOR - 35,870 SF**  
Available April 1, 2020



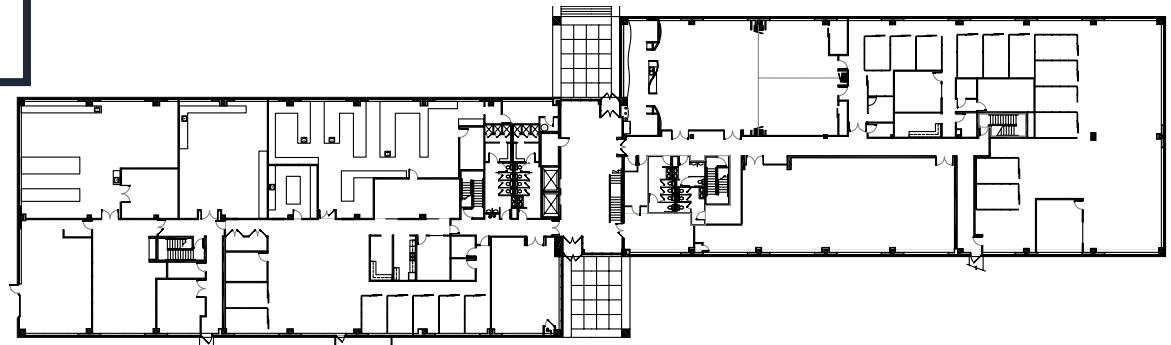
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**FUTURE POTENTIAL GROWTH**  
Available June 1, 2023

**SECOND FLOOR - 34,310 SF**



**FIRST FLOOR - 34,279 SF**



# PROPERTY HIGHLIGHTS



**COMMON  
CONFERENCE  
ROOM**



**COVERED OUTDOOR  
PAVILION WITH  
BARBEQUE**



**CLOSE TO LIGHT RAIL,  
RESTAURANTS,  
HOTELS AND DAYCARE**



**COURTESY  
SHUTTLE**



**BUILDING/  
MONUMENT  
SIGNAGE**



## EXCEPTIONAL CENTRAL LOCATION

Greenwood Corporate Plaza 4 is located in the heart of the Greenwood Plaza micromarket. In addition to the Property's on-site amenities, its central Southeast location, easy freeway access (I-25 is less than 1/2 mile away), and nearby light rail stations offer incredible ease of access for tenants. A private courtesy shuttle is available to the six Greenwood Corporate Plaza buildings, providing direct access to light rail as well as nearby retail amenities. The Property also benefits from a tremendous surrounding amenity base including Greenwood Athletic Club, Doubletree by Hilton Hotel, and countless retailers/restaurants. Additionally, Building 4 is surrounded by Denver's top executive housing areas, including Cherry Hills, The Preserve, Greenwood Village, and Glenmoor.



## INSTITUTIONALLY OWNED & MAINTAINED

Greenwood Corporate Plaza 4 has been impeccably owned and maintained with significant capital improvements in recent years. This capital investment, including new roofs, new HVAC systems, and extensive lobby/common area upgrades, in concert with the Property's inherent strengths, ensures tenant satisfaction. Additional campus-wide improvements include landscaping, walkways, building/monument signage, and parking lot upgrades.



## TIMELESS ARCHITECTURE & DESIGN WITHIN A PREMIER CORPORATE OFFICE PARK

Greenwood Corporate Plaza 4 is located within the 36-acre Greenwood Corporate Plaza office campus, one of Southeast Denver's premier corporate campuses. Building 4 offers 104,459 square feet of high-quality office space in a three-story building set amongst lush, beautifully landscaped grounds. This highly sought after outdoor space is an amenity that few properties can rival. The building's timeless red-brick design, continuous glass line, rare 9' ceilings, efficient 34,000 SF rectangular floorplates (divided into 17,000 SF wings), ample parking, walking paths, outdoor seating areas, three-story atrium lobby, and mountain views appeal to large corporate users. With a wide array of on-site amenities including tenant shuttle service to light rail and nearby retail amenities and deli, the Greenwood Corporate Plaza office campus sets itself apart from the competition.





- BELLEVIEW STATION**
- 1 Los Chingones
  - 2 Urban Egg
  - 3 Ruth's Chris Steakhouse
  - 4 Orange Theory Fitness
  - 5 Waxing the City
  - 6 Sushi-Rama
  - 7 Tap & Burger
  - 8 A-Line Clothing
  - 9 Ambli Restaurant
  - 10 Corvus Coffee Roasters
  - 11 The Nest
  - 12 Le French
  - 13 Taco Bell
  - 14 McDonald's
- THE LANDMARK**
- 1 Hapa Sushi
  - 2 Jing
  - 3 Slattery's Irish Pub
  - 4 Comedy Works
  - 5 Pizza Republica
  - 6 Ted's Montana Grill
  - 7 Bad Daddy's Burger Bar
  - 8 Early Bird
  - 9 Yanni's Greek
  - 10 CycleBar
  - 11 Landmark Movie Theatre
  - 12 Zeal
- ARAPAHOE MARKETPLACE**
- 1 Jackson's Sports Grill
  - 2 Ramano's Macaroni Grill
  - 3 Chuy's
  - 4 Tacabe, American-Indian
  - 5 Torchy's Tacos
  - 6 Five Guys
  - 7 Starbucks
  - 8 Sprouts Farmers Market
  - 9 Papa Murphy's
  - 10 Red Robin
  - 11 Papa John's Pizza
  - 12 Einstein Bros Bagels
  - 13 Dairy Queen
  - 14 Good Times
  - 15 Arby's
  - 16 Chipotle
- SOUTH SYRACUSE ST**
- 1 Shanahan's Steakhouse
  - 2 Snooze
  - 3 Wendy's
  - 4 Griffin Tavern
- ORCHARD STATION**
- 1 Greenwood Athletic Club
  - 2 DoubleTree Hilton Hotel
  - 3 Starbucks
  - 4 Del Frisco's Steakhouse
- ARAPAHOE AT VILLAGE CENTER**
- 1 Starbucks
  - 2 Tokyo Joe's
  - 3 Chinook Tavern
  - 4 Urban Market

**GREENWOOD**  
CORPORATE  
PLAZA 4

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**FOR MORE INFORMATION,  
PLEASE CONTACT:**

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