

ORCHARD FALLS

➤ LEASING INFORMATION ◀

Address: 7800 E. Orchard Road
Greenwood Village, CO 80111

Building Size: 146,276 RSF

Year Built: 1982 / 2011 Renovation

Number of Floors 4

Year Built 1982

Available Square Feet:	<u>Suite</u>	<u>RSF</u>	<u>Comments</u>
	200	22,885 RSF	
	340	2,950 RSF	
	260	2,615 RSF	Spec Suite
	320	981 RSF	

Starting Lease Rate: \$23.00 - \$24.00/RSF Gross

Operating Expenses: 2019 Estimated OPEX - \$10.49/SF

Tenant Improvements: Negotiable

Parking: 3.60 per 1,000 SF Parking Including Executive Covered Parking

Amenities:

- Immediate access off Orchard Road/I-25
- Exterior suite entrances possible for Suite 100 and Suite 110
- Building “eyebrow” signage available
- Outdoor patios in tenant suites with Wi-Fi
- Tenant friendly plaza with one-acre water feature & Wi-Fi
- Outstanding mountain views
- Subterranean parking with direct elevator access to tenant space
- Workout facility with showers & lockers
- Walking distance to the Orchard light rail station
- Across the street from the DoubleTree Hotel

For additional information, please contact:

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