ORCHARD FALLS

➤ LEASING INFORMATION <</p>

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

Sergio Castañeda	Lindsay Gilbert		
(720) 528-6314	(720) 528-6360		
5445 Landmark Place, Suite C102			
Greenwood Village, CO	D 80111		
(720) 528-6300 phone			
(720) 528-6333 fax			
www.cbre.com/dei	nver		
CBR	E		

2019 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent for future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. (Revised 05/31/2018)