

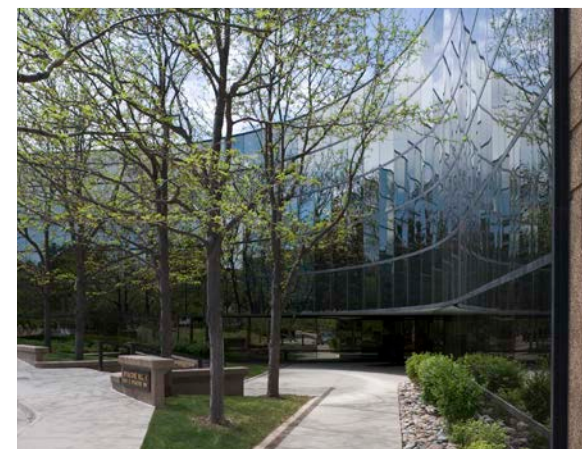
SYRACUSE HILL II

6041 South Syracuse Way, Greenwood Village

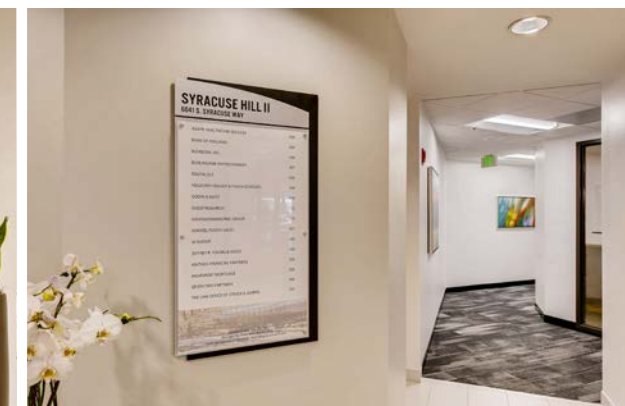


SYRACUSE HILL II

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NEWLY RENOVATED LOBBY!



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SYRACUSE HILL II



NEWLY RENOVATED LOBBY!



BUILDING OVERVIEW

YEAR OF CONSTRUCTION	1985, Renovated 2019!
LAND AREA	2.49 Acres
NET RENTABLE AREA	53,701 RSF
NUMBER OF STORIES	Three (3)
NUMBER OF ELEVATORS	Two (2)
TYPICAL FLOOR PLATE	22,891 RSF
BUILDING OPERATING HOURS	Monday - Friday: 7 am - 6 pm Saturday: 8 am - 12 pm Sunday and Holidays: Closed
PARKING	3.0 : 1,000 SF, Free Surface
SECURITY	Card key system

BUILDING FEATURES

- Newly renovated lobby & common areas
- Move-in-ready spec suites available
- Grade level access to floors 1 & 2, skip the elevator!
- Convenient access to I-25 and the Denver Tech Center
- Multiple recent upgrades including a state of the art chiller system, new boilers and a new building automation system providing unsurpassed tenant comfort!

AREA AMENITIES

- Close proximity to the Village Shops at the Landmark, Greenwood Athletic Club & Orchard Light Rail Station!
- Only minutes from the Village Center Station development & Arapahoe Road retailers, more than 50 restaurants within a 5 minute drive!