



➤ LEASING INFORMATION ◀

Address: 7400 E. Orchard Road
Greenwood Village, Colorado 80111

Year Built: 1982 / 2008 Renovation
Building Size: 169,369 RSF
Number of Floors: 4
Floorplate Size: 42,797 RSF

<u>Available Square Feet:</u>	<u>SUITE</u>		<u>COMMENTS</u>
	Suite 320S	15,543 RSF	
	Suite 260/270S	9,690 RSF	
	Suite 270S	5,824 RSF	
	Suite 2900N	5,371 RSF	Available 5/1/20
	Suite 260S	3,866 RSF	
	Suite 3030N	3,398 RSF	
	Suite 2850N	3,140 RSF	Cont. 8,511 RSF
	Suite 1100N	2,735 RSF	Spec Suite
	Suite 225S	2,364 RSF	Available 10/1/20
	Suite 4060N	2,164 RSF	
	Suite 3100N	2,084 RSF	
	Suite 4055N	1,582 RSF	
	Suite 130S	1,276 RSF	

Starting Lease Rate: \$24.50 - \$25.50/RSF
Operating Expense Estimate: Estimated 2020 Base Year \$10.50 RSF
Tenant Improvements: Negotiable

Parking: 3.5 per 1,000 RSF Leased
82% covered/18% Top Deck uncovered, unreserved parking structure. (\$50 per month reserved spaces)

Building Features: Located within walking distance to the Orchard Light rail station, WIFI capability throughout building, covered parking with electric car charging stations, indoor bike storage, tenant lounge, locker rooms and showers. Directly across the street is Greenwood Athletic Club and within 5-minute drive The Landmark residential, restaurant, retail and entertainment center.

For additional information, please contact:

*John Marold or Mitch Bradley
(720) 528-6355 or (720) 528-6311*

*5455 Landmark Place Suite C-102
Greenwood Village, Colorado 80111*

www.cbre.com



