

## ➤ LEASING INFORMATION <</p>

Address:		7400 E. Orchard Road Greenwood Village, Colorado 80111			
Year Built: Building Size: Number of Floors: Floorplate Size:		1982 / 2008 Rend 169,369 RSF 4 42,797 RSF	ovation		
<u>Available Square Feet</u>		_			<u>COMMENTS</u>
	Suite 320		15,543		
	Suite 260,		9,690		
	Suite 270		5,824		
	Suite 290		5,371		Available 5/1/20
	Suite 260		3,866		
	Suite 303		3,398		
	Suite 2850		3,140		Cont. 8,511 RSF
	Suite 1100		2,735		Spec Suite
	Suite 225S		2,364		Available 10/1/20
	Suite 406		2,164		
	Suite 31001		2,084		
	Suite 405		1,582		
	Suite 130	S	1,276	RSF	
Starting Lease Rate: Operating Expense Estimate: Tenant Improvements:		\$24.50 - \$25.50/RSF Estimated 2020 Base Year \$10.50 RSF 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					

Greenwood Village, Colorado 80111

www.cbre.com



© 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 the current or 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.

© 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 the current or 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.