

TERRACE AT ORCHARD STATION BUILDING

➤ LEASING INFORMATION ◀

Address: 5575 DTC Parkway
Greenwood Village, CO 80111
Year Built: 1982 / 2008 Renovation
Building Size: 115,050 SF
Number of Floors: 3
Floorplate Size: 34,018 SF – 42,089 SF

<u>Available Square Feet :</u>	<u>SUITE</u>		<u>COMMENTS</u>
	Suite 140	1,840 RSF	Available 3/1/19
	Suite 250*	1,388 RSF	Proposed Spec Suite
	Suite 275	<u>5,139</u> RSF	
	Suite 250/275*	6,527 RSF	Contiguous Space

*Contiguous Space

Starting Lease Rate: \$24.50 - \$25.50/RSF
Operating Expenses: 2019 Base Year Estimate = \$11.45/RSF
Tenant Improvements: Negotiable

Parking: 3.29 per 1,000 RSF Leased
28% covered spaces
(\$50 per month reserved space)

Building Features: Renovated Lobby & Common Areas. Located with direct access to the Orchard Light Rail Station, WiFi Capability, close to multiple restaurants, hotels, daycare and other retail services, common conference and break rooms.

- Direct Access to Orchard Light Rail Station
- Energy Star Rating
- Remodeled Lobby & Tennant Common Areas
- Showers & Locker Rooms
- Covered Parking
- Access to retail
- Access to Colorado Athletic Club

For additional information, please contact:

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