

# orchard one

## OFFICE SPACE FOR LEASE GREAT NATURAL LIGHT & LOBBY IDENTITY

6143 south willow drive • greenwood village, co 80111



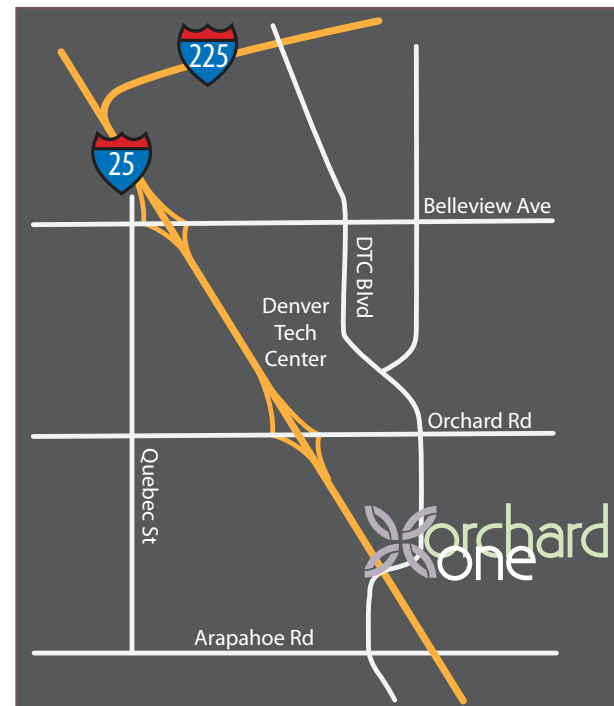
### BUILDING FEATURES:

- ✧ 46,854 RSF Total
- ✧ 3.00/1,000 SF Parking Ratio
- ✧ Century Link Fiber Available
- ✧ On-site Vending Room
- ✧ Owner Occupied Building
- ✧ Professionally Managed by Transwestern
- ✧ 24-Hours, 7-Days a Week Keypad Access
- ✧ Recently Upgraded Lobby & Common Areas
- ✧ Recently Upgraded Elevator Cabs
- ✧ Landscaping Improvements

Orchard One provides small to mid-sized tenants with an excellent officing alternative. Building architecture provides users with an excellent glass line and easy-to-plan spaces. This well-located property provides excellent access, image and identity to users looking for a Denver Tech Center address.

### LOCATION:

- ✧ Access via I-25, Orchard Road & Arapahoe Road
- ✧ Adjacent to Park-n-Ride Facility
- ✧ Adjacent to CenterGreen Greenwood Village Development
- ✧ Close proximity to many restaurants, hotels & retail service providers
- ✧ 31 Minute Drive to Denver International Airport via I-225
- ✧ 25 Minute Drive to Downtown Denver via I-25



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## available suites

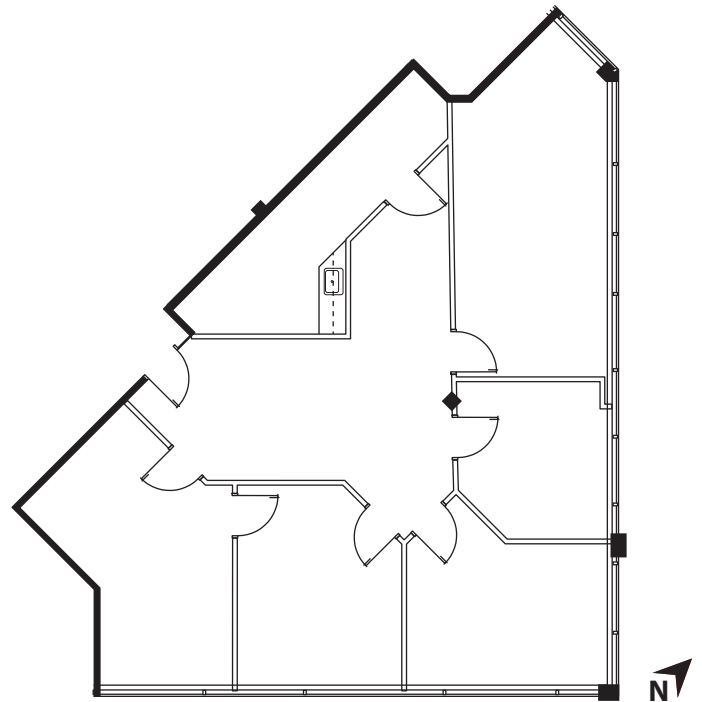
### SUITE 100:

**Size:** ±1,531 RSF

**Available:** June 1, 2021

**Rate:** \$20.00/RSF/YR FSG  
*Subject to Annual Escalations*

**Buildout:** Reception Area  
Kitchen/Break Room  
Conference Room  
(3) Private Offices



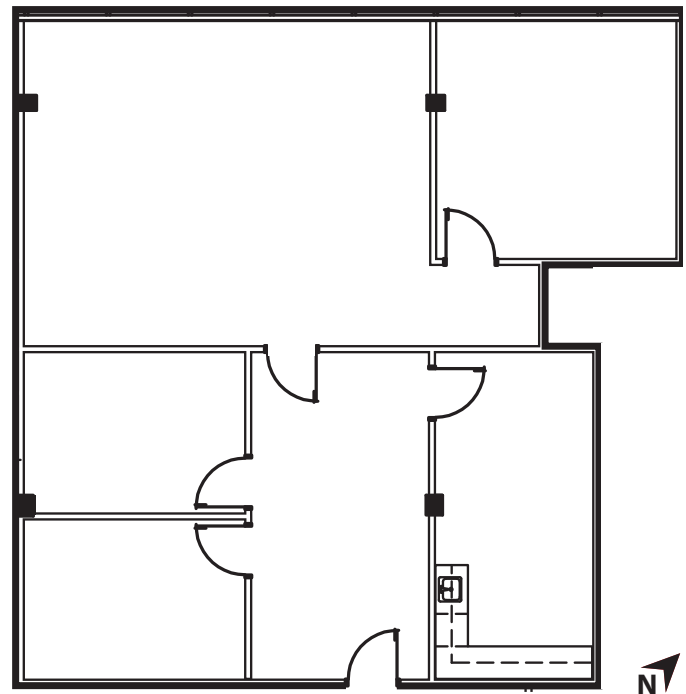
### SUITE 400:

**Size:** ±1,760 RSF

**Available:** Immediately

**Rate:** \$20.00/RSF/YR FSG  
*Subject to Annual Escalations*

**Buildout:** Reception Area  
Kitchen/Break Room Area  
Conference Room  
(2) Private Offices  
Open Area  
**PANORAMIC WESTERN VIEWS!**



COLORADO COMMERCIAL  
COMPANIES

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