

TRIAD

at Orchard Station

5660 • 5670 • 5680 Greenwood Plaza Blvd. • Greenwood Village, Colorado



Prominent Greenwood Village Office Space for Lease

Located off of I-25 and Orchard Road at the Orchard Light Rail Station



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PROPERTY HIGHLIGHTS

- ◆ New outdoor amenities including gas fire pits, outdoor grills and concrete ping pong table
- ◆ New building signage, entries, lobbies and common areas
- ◆ 4,000 SF state-of-the-art fitness center with showers & lockers
- ◆ Heated and covered bicycle storage
- ◆ 100+ person training room and 25 person conference room
- ◆ On-site deli
- ◆ Monument signage available
- ◆ 3.5:1,000 SF parking ratio; free surface parking & 47 executive covered spaces



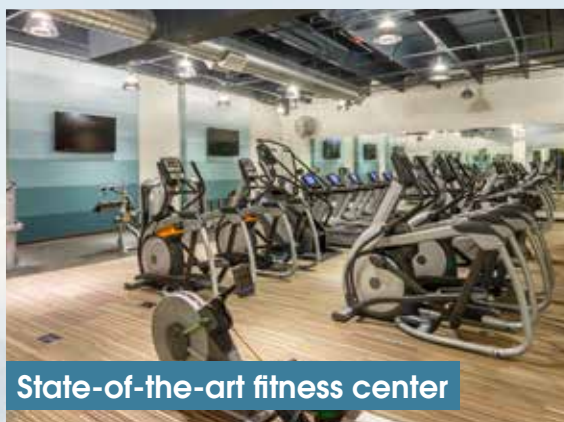
Outdoor amenities



100+ person training room



Outdoor patio



State-of-the-art fitness center



On-site deli



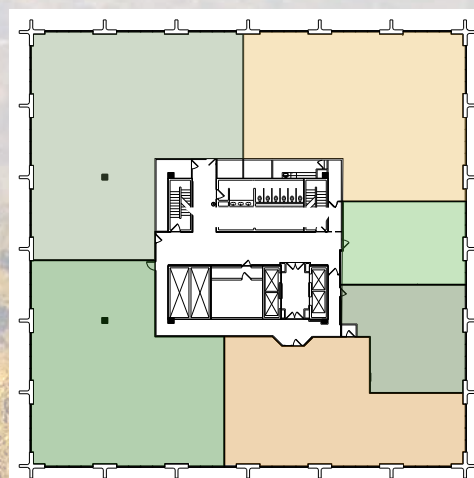
Outstanding panoramic mountain views

BUILDING INFORMATION

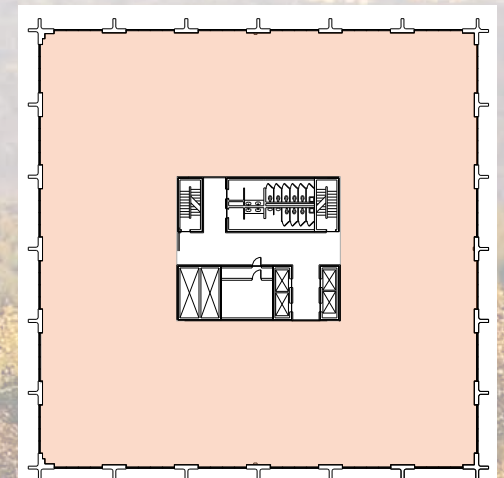
- ◆ **Typical Floor Size:** 23,459 SF
- ◆ **Number of Floors:** 6 (West), 5 (South), 5 (North)
- ◆ **Access Control:** Card key access
- ◆ **Elevators:** 4 per building
- ◆ **Building Size:** 136,937 SF (North), 134,200 SF (South), 138,512 SF (West)
- ◆ **Loading Docks:** 1 (South), 1 (North)

FLOORPLANS

MULTI-TENANT



SINGLE-TENANT



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LOCATION HIGHLIGHTS

- ◆ Prominent Greenwood Plaza location
- ◆ Extraordinary access via I-25 and adjacent to the Orchard Light Rail Station
- ◆ Convenient walking distance to hotel, restaurants, health clubs and retail



Orchard Light Rail Station

Light rail access immediately adjacent to properties



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