

SUBLEASE | OFFICE SUITES

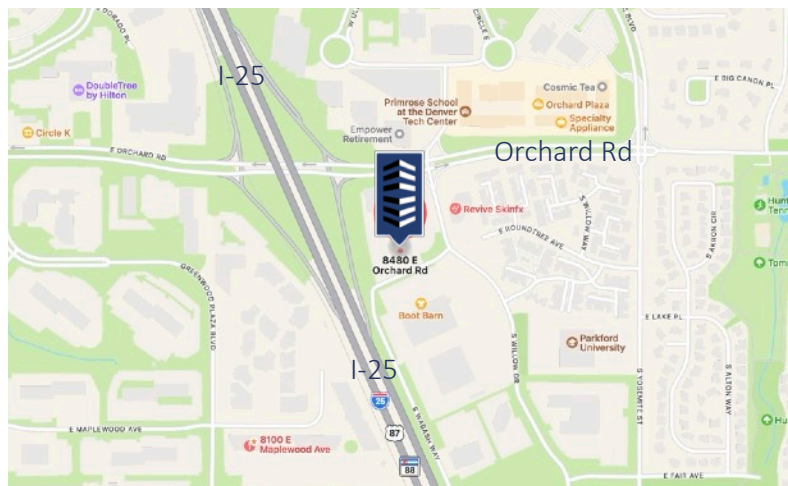
AVAILABLE SF:	4,355/SF
LEASE RATE:	\$18.00-\$20.00/SF
LEASE TYPE:	Sublease - Full Service
CITY:	Greenwood Village
COUNTY:	Arapahoe
SUBMARKET:	Denver Tech Center
BLDG USE:	Office
YR BUILT:	1984
BLDG SF:	120,873
STORIES:	6
PARKING:	3.6/1,000
TENANCY:	Multiple

PROPERTY OVERVIEW

Orchard Pointe Suite 2400 is a Sublet that goes until June 30th 2024 and has offered well below asking rates in the building. Suite 2400 is a 4,355/sf professional office space with an open concept with office along the exterior windows. The layout consists of a spacious reception, a large bullpen, a copy room, a large open kitchenette, a large conference, five offices, and two executive offices. The Suite has use of nine (9) uncovered parking space and five (5) covered parking spaces free of charge. The sublease is offered at \$18.00-\$20.00/sf with \$0.50/sf escalations and will terminate Jun of 2024. Orchard Pointe is a Class A office building in located in the heart of The Denver Tech Center (DTC). The building is a multi-tenant professional office building that was built in 1984. The building amenities include a fitness center with lockers and showers, conference room, and corporate lounge. The building is close to more than 150 nearby eateries, Orchard Plaza, and The Landmark shops & restaurants. This property provides quick access to the surrounding metro area via RTD Light Rail Orchard Station or I-25.

PROPERTY HIGHLIGHTS

- Suite with conference, bullpen, conference & 7 offices
- Suite come with 14 parking spaces
- Fitness Center with Lockers and showers
- Conference room and corporate lounge
- Parking structure with 3.6/1,000 ratio
- The Landmark shops & restaurants
- Easy access to I-25 vis East Orchard Rd
- RTD Light Rail Orchard Station



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