





Strategically located

in the Denver Tech Center,

Orchard Pointe is a boutique Class A office building, ideal for small to midsize tenants looking to take advantage of its efficient floor plans. Orchard Pointe offers unrivaled convenience, with immediate access to I-25 and numerous walkable amenities nearby. The building boasts a host of brand new, modern amenities on-site including a fitness center with showers and lockers, common conference room and a corporate lounge.





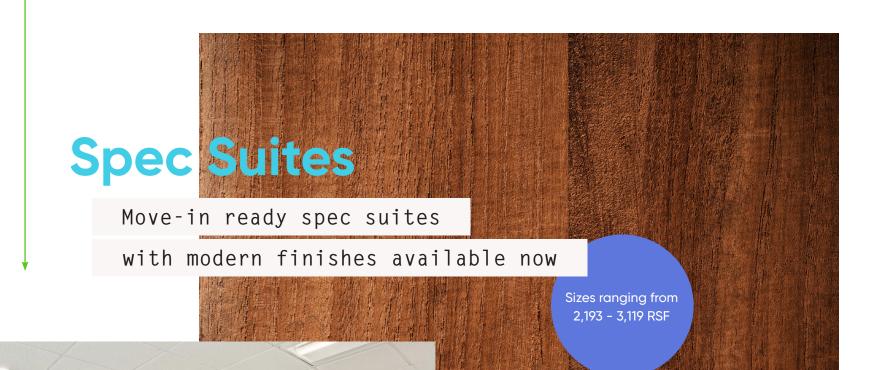






Highlights

- 01. ±121,000 RSF Class A Office Building
- 02. Highly efficient spec suites with sizes ranging from 2,193 3,119 RSF
- **03.** 3.60:1,000 SF Parking Ratio with abundant covered parking available
- **04.** Brand-new onsite amenities
- 05. Immediate access to I-25 with numerous amenities in walking distance



Building Features



Newly remodeled common conference room



Prominent Orchard Road address with immediate access to I-25



New fitness center with showers and lockers



Corporate lounge for tenants' use



9-Foot ceilings



Walking distance to numerous retail amenities











Nearby Amenities



- 1. Del Frisco's
- 2. Starbucks
- 3. Quiznos
- 4. Doubletree by Hilton
- 5. Urban Market
- 6. The Cheesecake Factory
- 7. Five Guys
- 8. Sprouts

- 9. Subway
- 10. Papa John's
- 11. Red Robin
- 12. Jamba Juice
- 13. Shake Shack
- 14. Chipotle
- 15. Starbucks
- 16. Popeye's



17. Landmark Place

18. US Bank

19. Sheplers

20. Fiddler's Green Amphitheater

21. Sports Authority

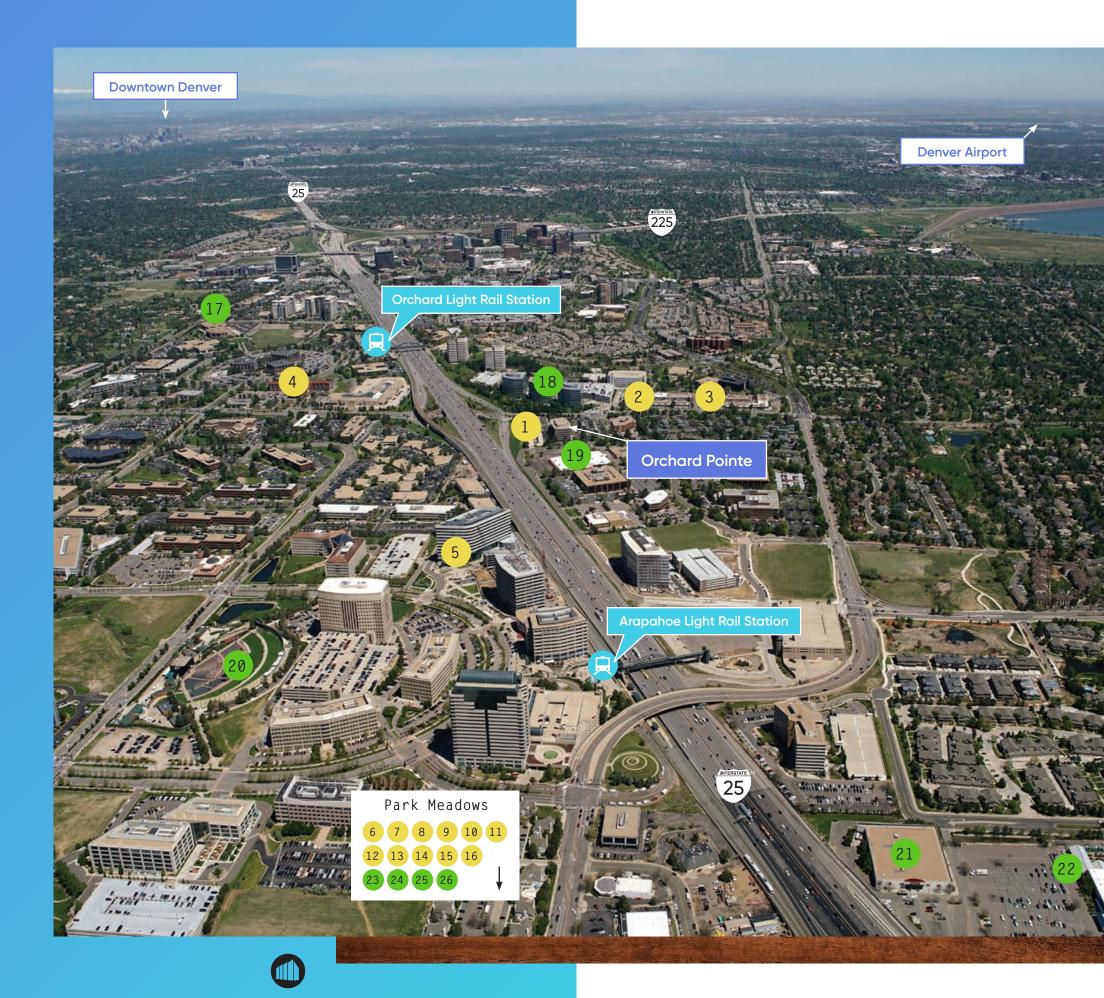
22. Lowe's

23. Office Depot

24. Modmarket

25. Chase Bank

26. Nordstrom



ALTURAS
CAPITAL PARTNERS



Doug Wulf

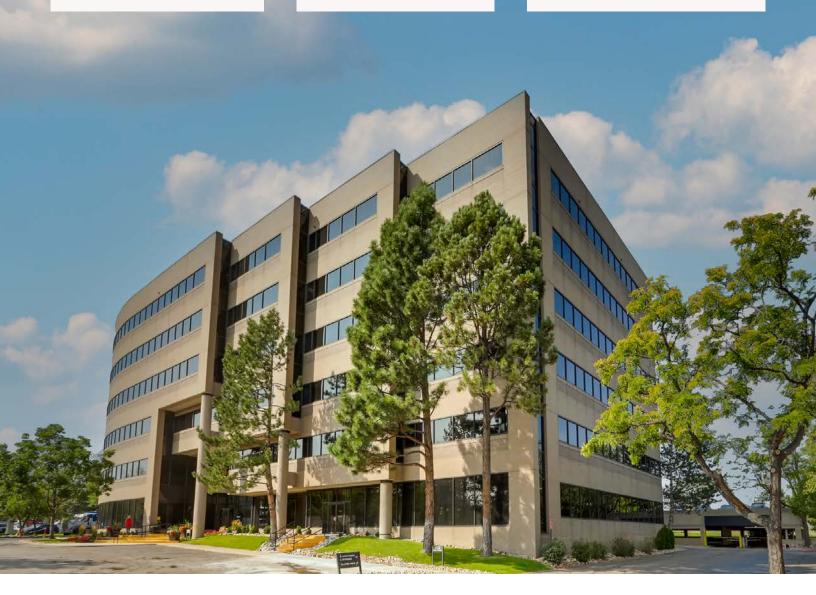
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