



ORCHARD POINTE

Class A Office Space

Available For Lease



8480 East Orchard Road, Greenwood Village, CO

ALTURAS
CAPITAL PARTNERS

 **CUSHMAN &
WAKEFIELD**

Strategically located

in the Denver Tech Center,

Orchard Pointe is a boutique Class A office building, ideal for small to mid-size 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

Spec Suites

Move-in ready spec suites

with modern finishes available now

Sizes ranging from
2,193 - 3,119 RSF



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



Dining & Hotels

- | | |
|---------------------------|-----------------|
| 1. Del Frisco's | 9. Subway |
| 2. Starbucks | 10. Papa John's |
| 3. Quiznos | 11. Red Robin |
| 4. Doubletree by Hilton | 12. Jamba Juice |
| 5. Urban Market | 13. Shake Shack |
| 6. The Cheesecake Factory | 14. Chipotle |
| 7. Five Guys | 15. Starbucks |
| 8. Sprouts | 16. Popeye's |



Retail & Entertainment

- | | |
|----------------------------------|------------------|
| 17. Landmark Place | 22. Lowe's |
| 18. US Bank | 23. Office Depot |
| 19. Sheplers | 24. Modmarket |
| 20. Fiddler's Green Amphitheater | 25. Chase Bank |
| 21. Sports Authority | 26. Nordstrom |



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