



# ORCHARD FALLS

7800 EAST ORCHARD ROAD | GREENWOOD VILLAGE, COLORADO 80111



For leasing information, please contact:

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**CUSHMAN &  
WAKEFIELD**

**TOMA WEST**



# Gateway to Greenwood Plaza



**ORCHARD FALLS** has the best vehicular accessibility for up to 23,000 contiguous rentable square feet in all of Southeast Denver. Exceptional building parapet signage is available facing Orchard Road, visible to 35,000 vehicles/day. The outdoor plaza at Orchard Falls is unparalleled.

## Unique Attributes

- Building naming rights available to a large tenant
- Monument signage opportunities
- On-site building conference room
- Private elevator from subterranean parking directly to Suite 200
- Outstanding mountain views
- Private Tenant balconies with WiFi connectivity
- Outdoor plaza with WiFi connectivity and a stunning water feature
- Fitness center with showers and lockers
- Close proximity to the Doubletree Hotel, Orchard Light Rail Station and Village Shops at The Landmark
- 24/7 Building key card access and exceptional on-site management
- Bank drive thru and ATM on-site

## BUILDING FEATURES

|                     |   |
|---------------------|---|
| BUILDING SIZE       | 146,200 RSF   |
| STORIES             | 4   |
| TYPICAL FLOOR PLATE | 35,000-40,000 RSF   |
| PARKING             | 3.6 : 1,000 SF free surface parking with fully-enclosed, executive covered parking underneath building. Immediate elevator access from garage to tenant floors. |
| YEAR BUILT          | 1982, Renovated in 2011   |



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