



PLAZA TOWER

ONE

6400 South Fiddler's Green Circle
Greenwood Village, CO 80111

Plaza Tower One is Denver's best known suburban office building and a true landmark in Colorado. Standing 22 stories tall, this grand building is visible throughout metro Denver and defines the southeast suburban market.

Total Building SF: 478,391 SF

Operating Expenses: 2026 Operating Expenses: \$14.67/SF

Stories: 22 Stories, served by ten (10) elevators

Typical Floor: 22,500 SF

Parking: 3,100 SF, structured parking, served by three (3) elevators, and includes 5 EV charging stations

Sustainability:

- LEED® Gold Certified
- Energy Star Rated
- High efficiency restroom fixtures

Ceiling Height: 9'

Loading and Freight:

- Enclosed truck loading dock
- Dedicated freight elevator

Transportation: Plaza Tower One is located immediately adjacent to Village Center Light Rail Station, which adds to the appeal of the building for both corporate and local businesses.

Property Management: On-site ownership and property management

Employee Appeal:

- Remodeled deli with Grab and Go stand and Fooda
- Walking distance to additional restaurants and retail amenities
- Well equipped fitness center, with men's and women's locker rooms

Corporate Appeal:

- The South Denver landmark office tower
- Timeless construction with Spanish granite and glass exterior and a two-story main reception lobby provides an impressive, professional feel
- Sweeping 360° views
- State-of-the-art conference center with board room, two training/meeting rooms and pre-function area