



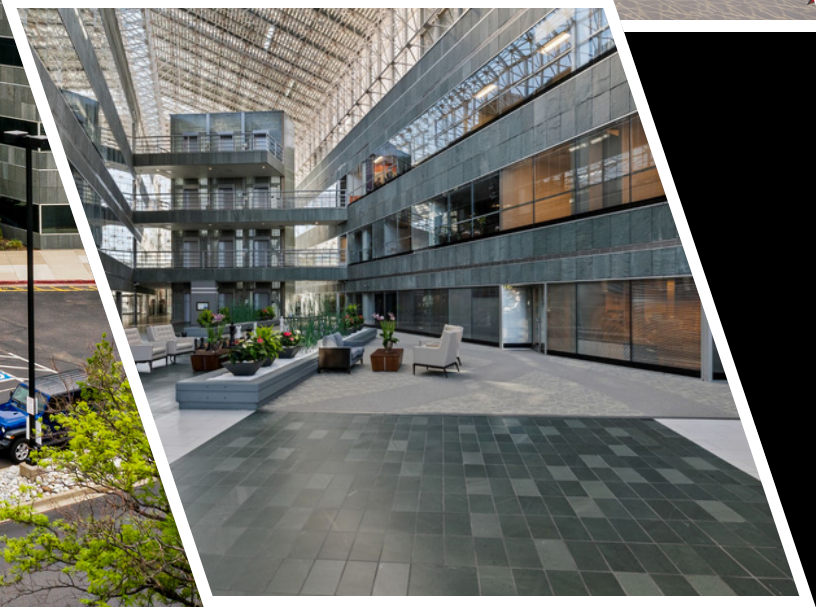
SOLARIUM

7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

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Highway & Public Transit Accessibility



Glass Atrium Tenant Lounge



New Showers & Locker Rooms



Electric Vehicle Charging



Attached Covered Garage



Bike Storage



Solarium Overview & Highlights

Strategically located in Greenwood Village on the prominent corner of Orchard Road and Quebec Street, Solarium is a 171,189 square foot office building featuring a dramatic glass atrium, magnificent mountain views, and numerous amenities.

Connecting the two office wings, Solarium's expansive atrium sets a new standard in building common areas by providing an environment to work, relax, and enjoy Colorado's natural beauty. WiFi connectivity is available throughout the atrium, providing tenants an opportunity to host meetings in a collaborative environment adjacent to the building's delicatessen. Solarium presents the preeminent office location for Greenwood Village tenants.

- **Class A Building**
- **Striking Glass Atrium with Multiple Casual Seating Options**
- **Magnificent Mountain Views**
- **Perfect Office Location in Greenwood Village**
- **0.5 Miles from the Orchard Station Light Rail**

SOLARIUM

Surrounded by Amenities



Across the street
from the prominent
Greenwood Athletic Club



5 Minutes Away from
RTD Light Rail stations



15 minutes away
from recreational areas



7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

NORTH TOWER

ATRIUM

SOUTH TOWER

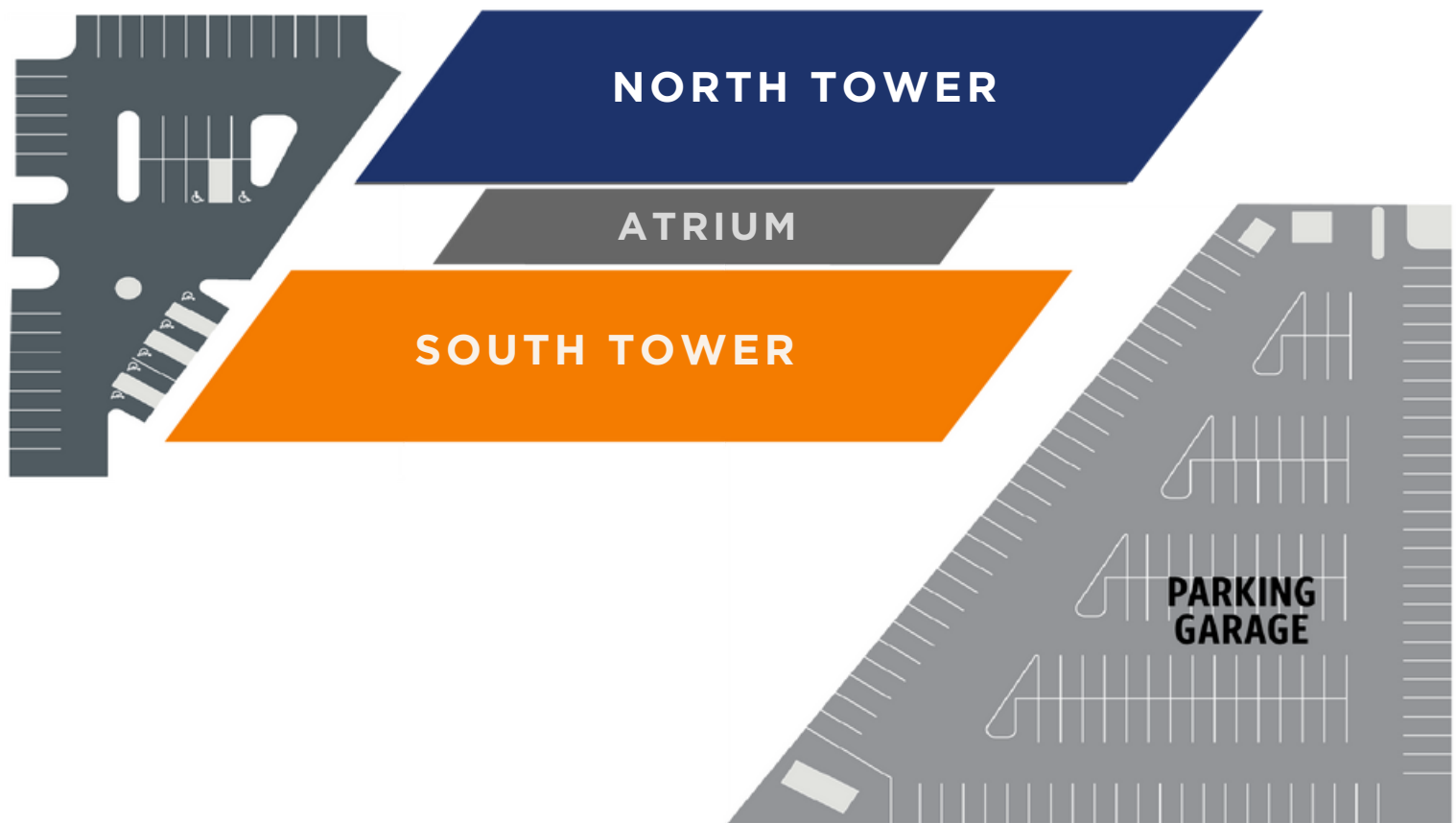


SITE DESCRIPTION

The Property includes an office building and a detached four-level pre-cast concrete parking garage located east of the office building. The building is separated into two office towers connected by a four-story solarium with walls of glass on the east and west elevations of the building, and a glass ceiling. The north tower is four-stories and the south tower is three-stories. The office towers are connected by an expansive first floor lobby and interior walkways at each floor that also provide access to the elevators.



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SITE DESCRIPTION

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SOLARIUM

7400 E ORCHARD RD,
GREENWOOD VILLAGE, CO

TOWER FLOOR PLANS

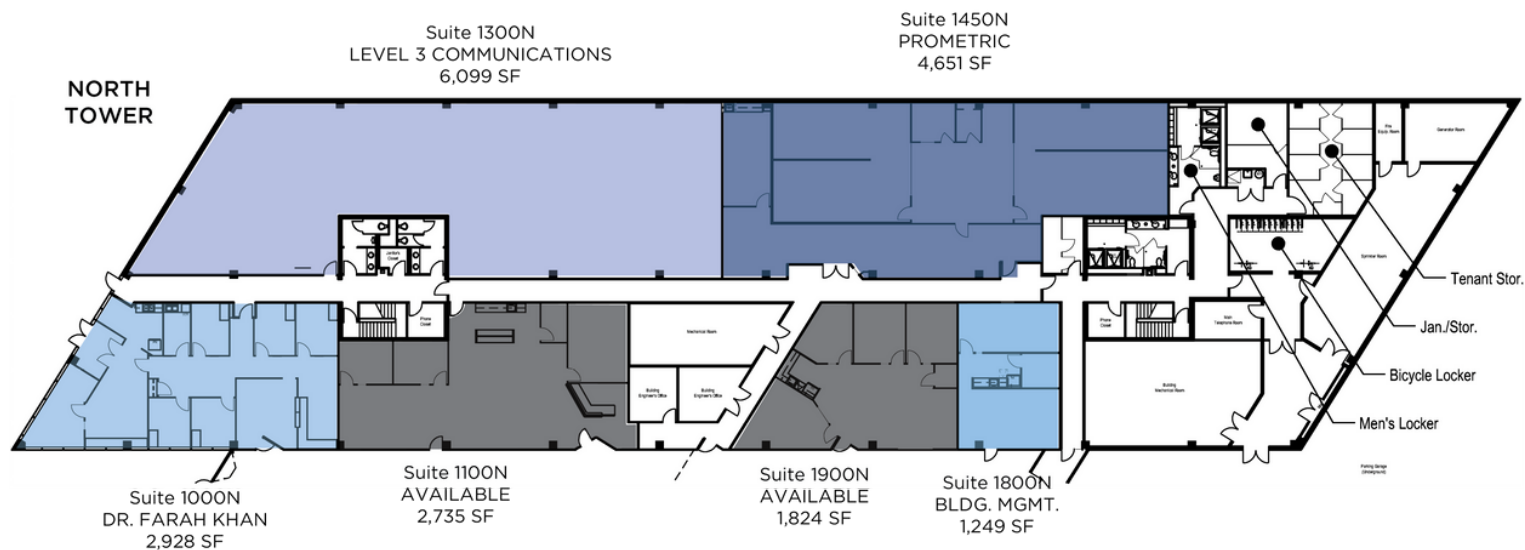
1ST - 4TH FLOOR, NORTH AND SOUTH TOWERS



7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

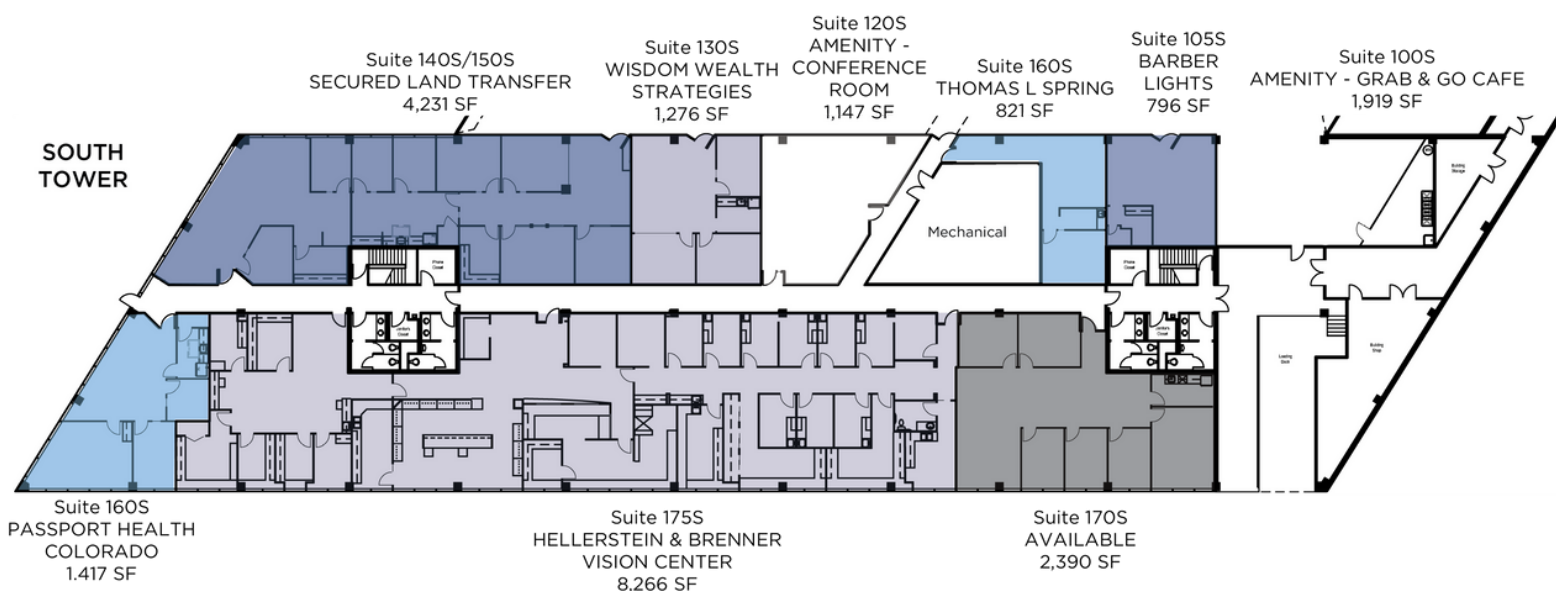
1ST FLOOR

NORTH TOWER



1ST FLOOR

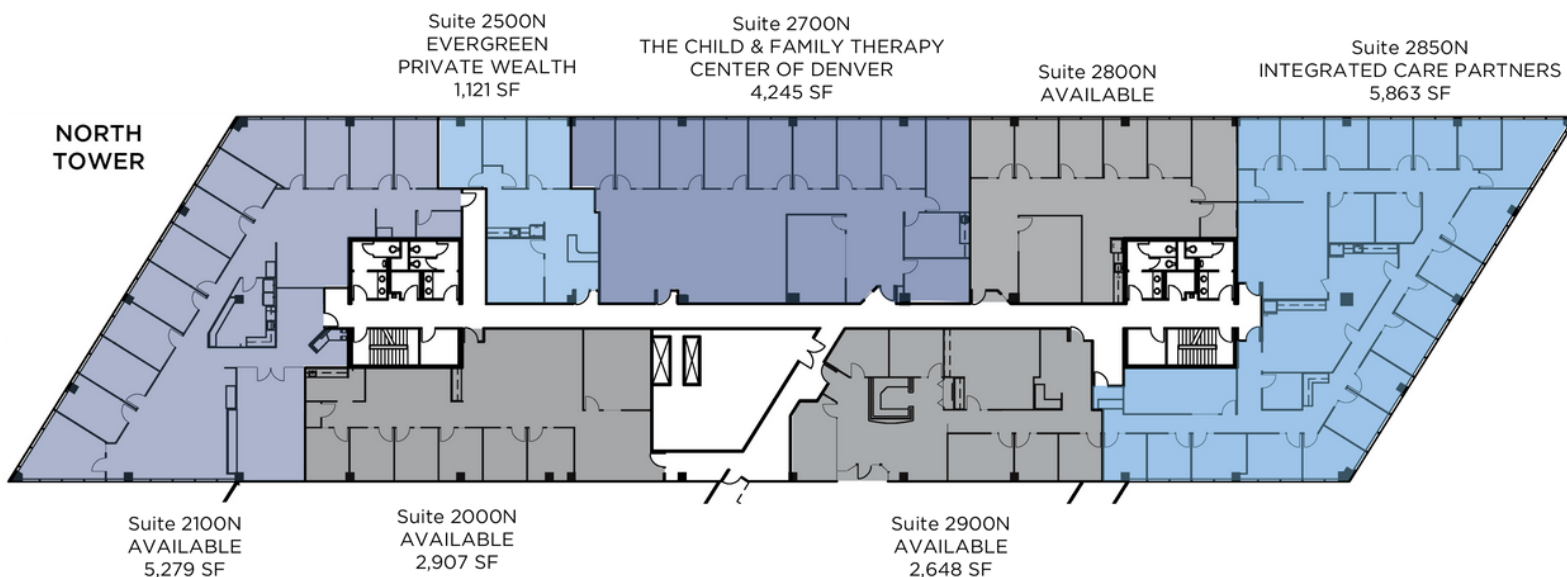
SOUTH TOWER



7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

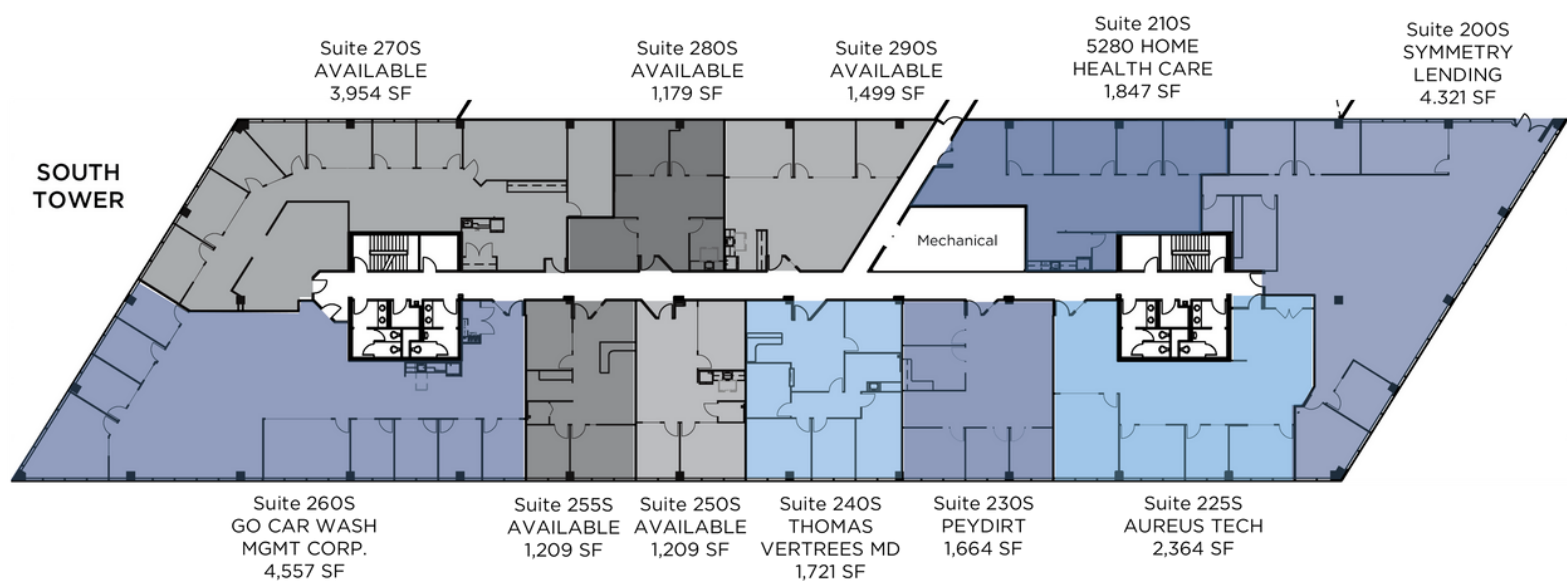
2ND FLOOR

NORTH TOWER



2ND FLOOR

SOUTH TOWER



7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

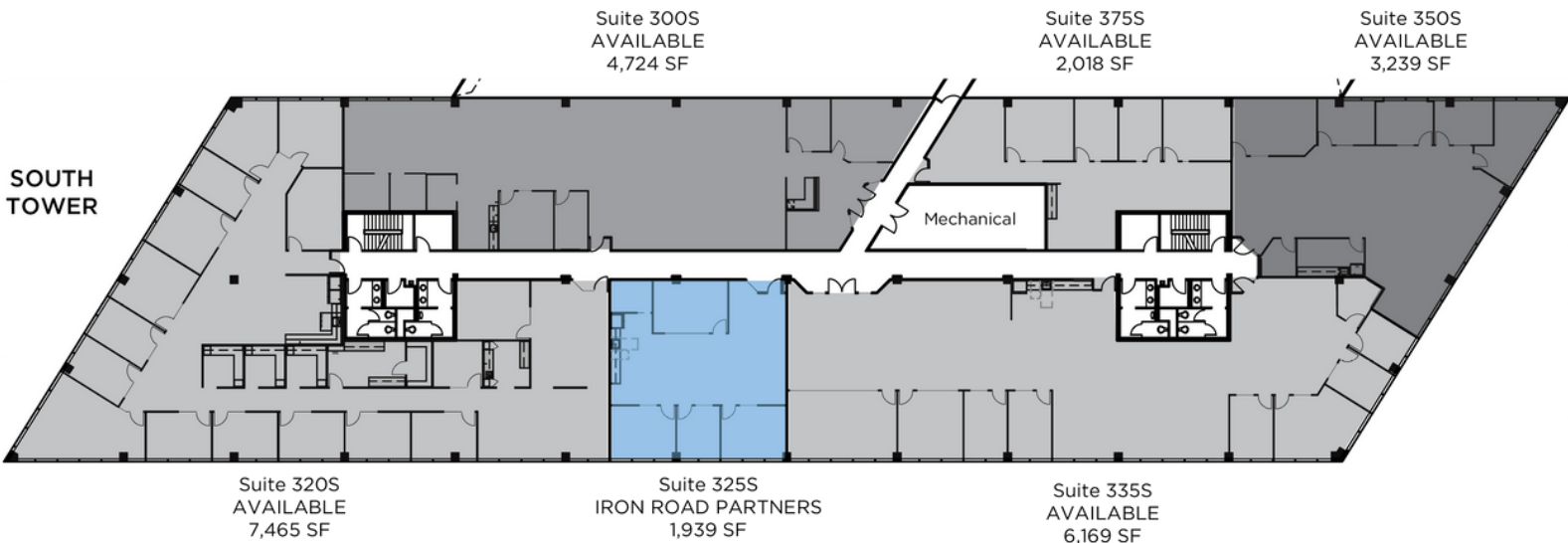
3RD FLOOR

NORTH TOWER



3RD FLOOR

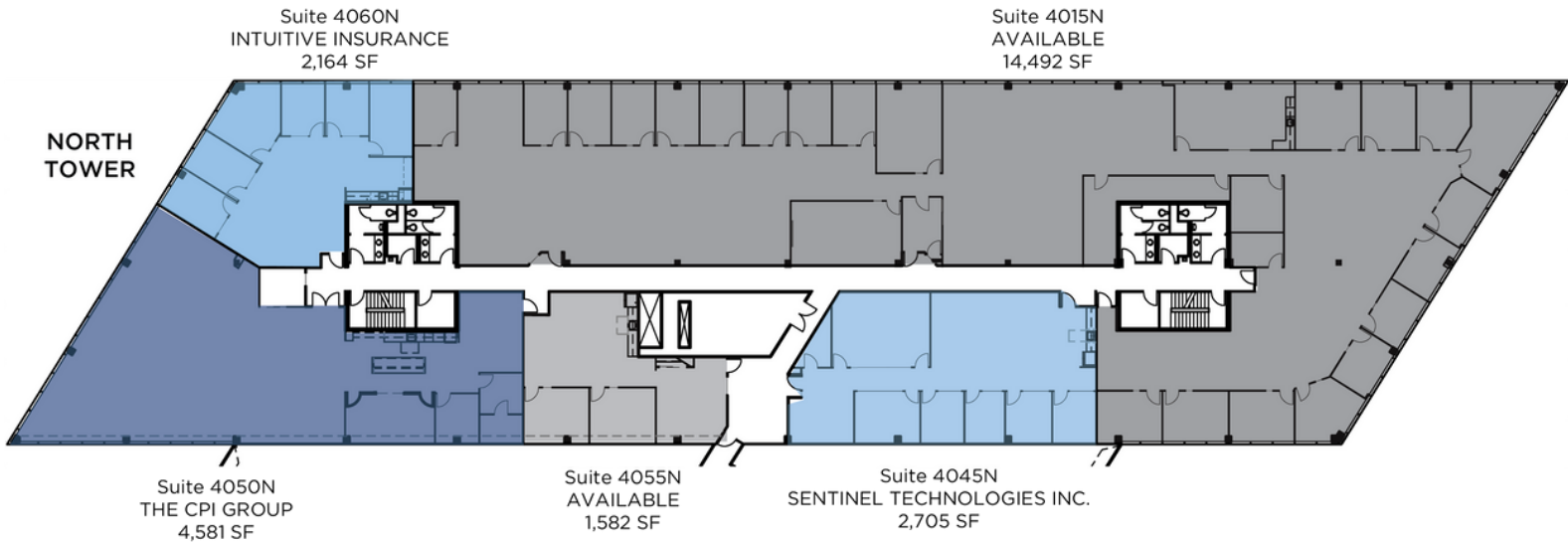
SOUTH TOWER



7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

4TH FLOOR

NORTH TOWER



SOLARIUM

7400 E ORCHARD RD,
GREENWOOD VILLAGE, CO

VACANT UNIT FLOOR PLANS

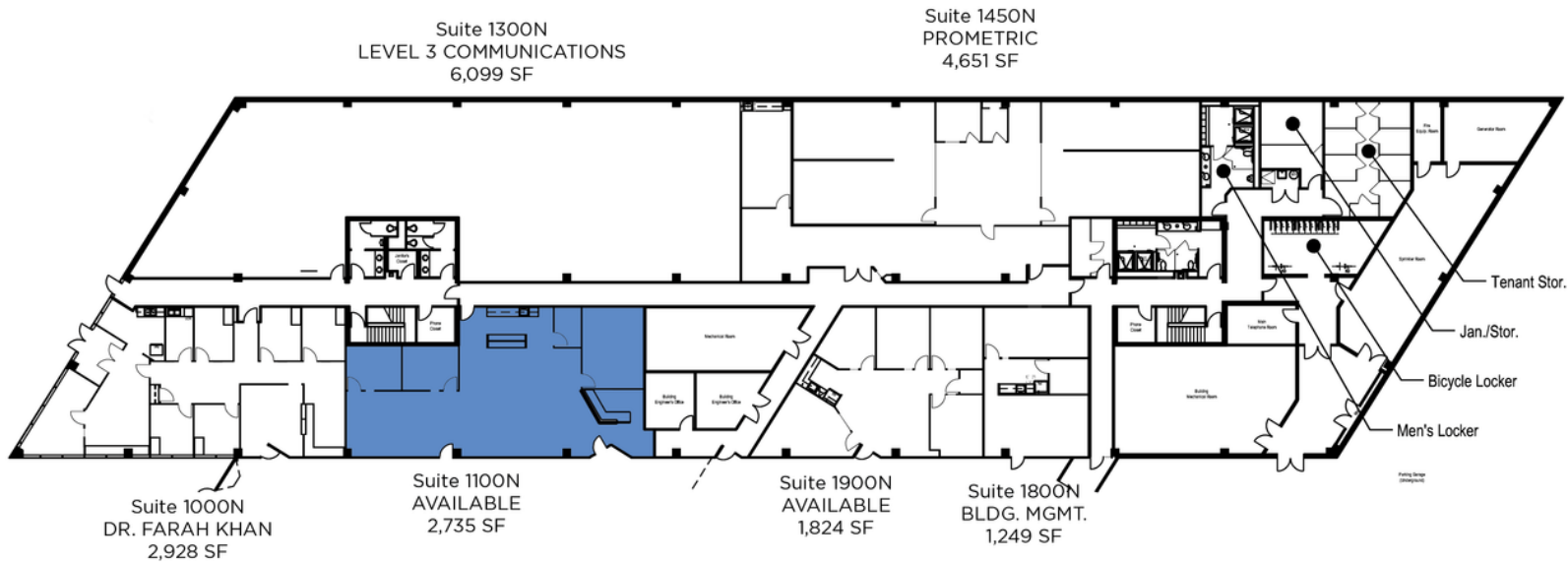
1ST - 4TH FLOOR, NORTH AND SOUTH TOWERS



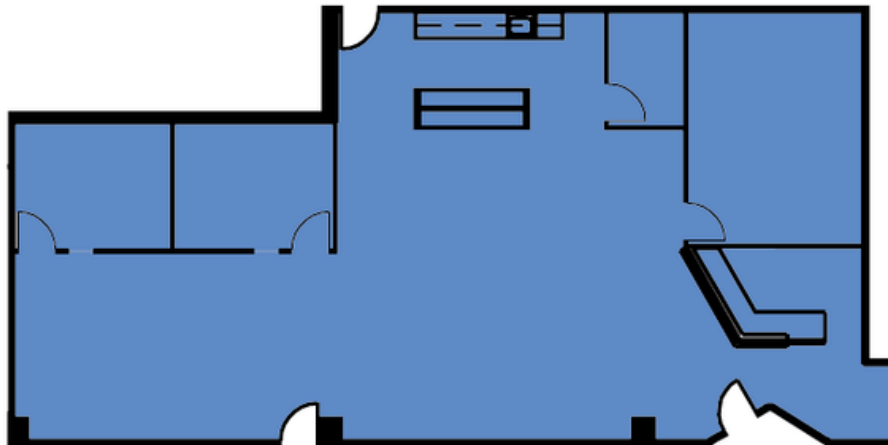
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

1ST FLOOR

NORTH TOWER



SUITE 1100N

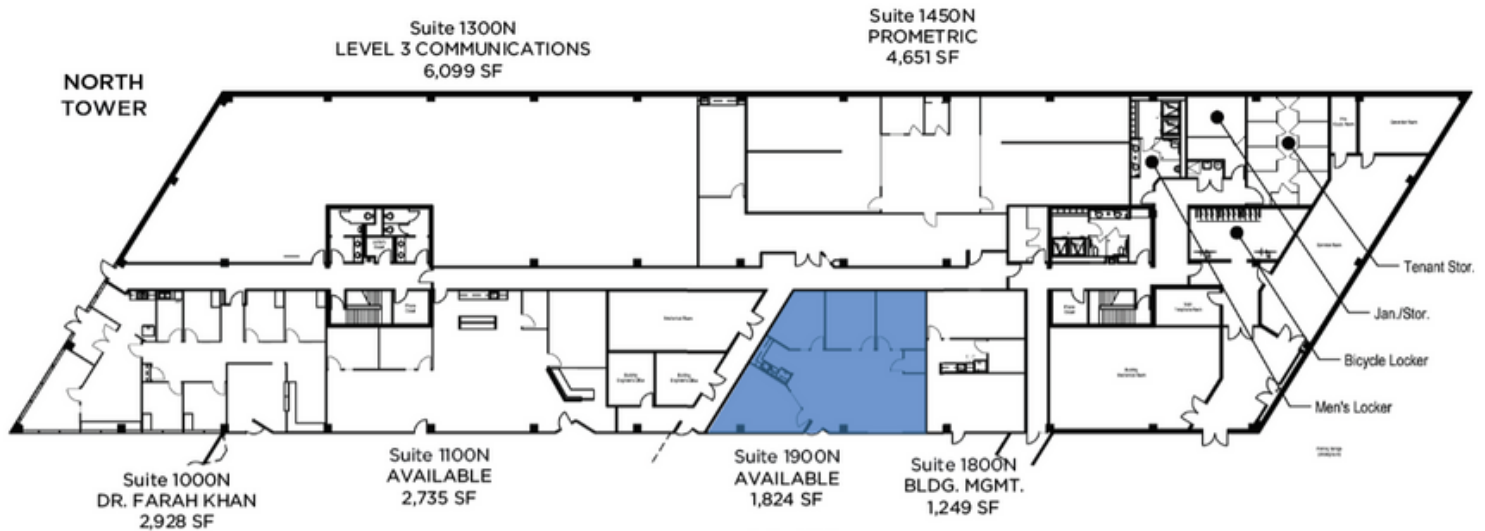


2,735 SF

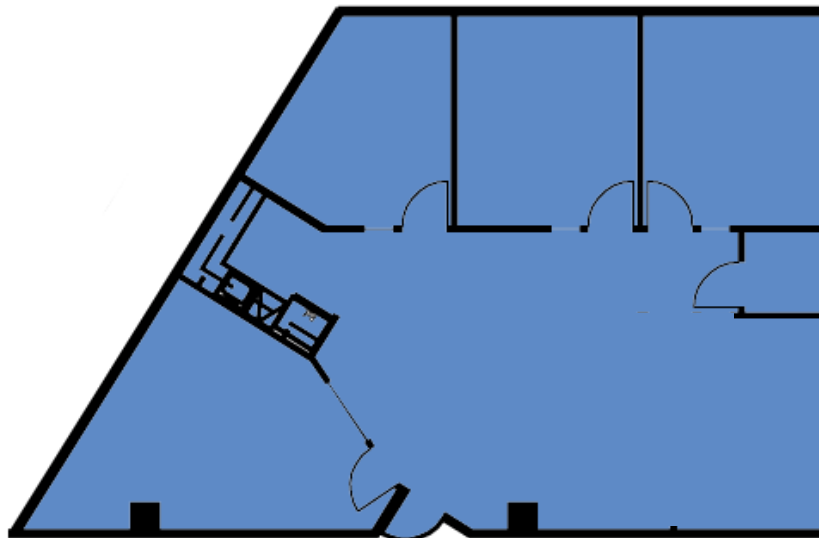
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

1ST FLOOR

NORTH TOWER



SUITE 1900N

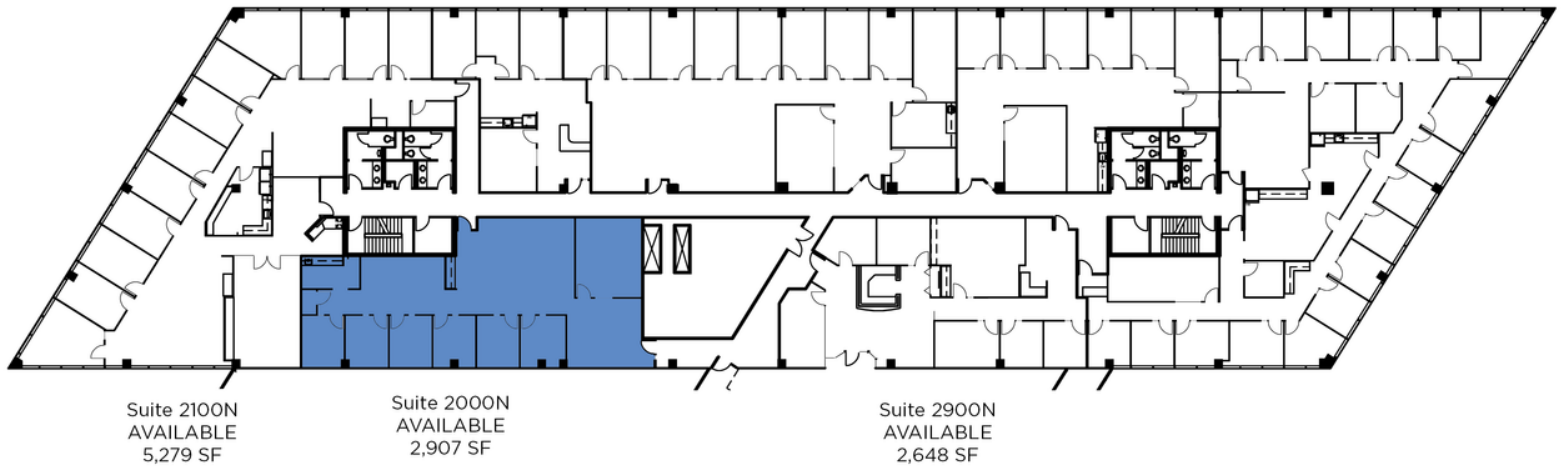


1,824 SF

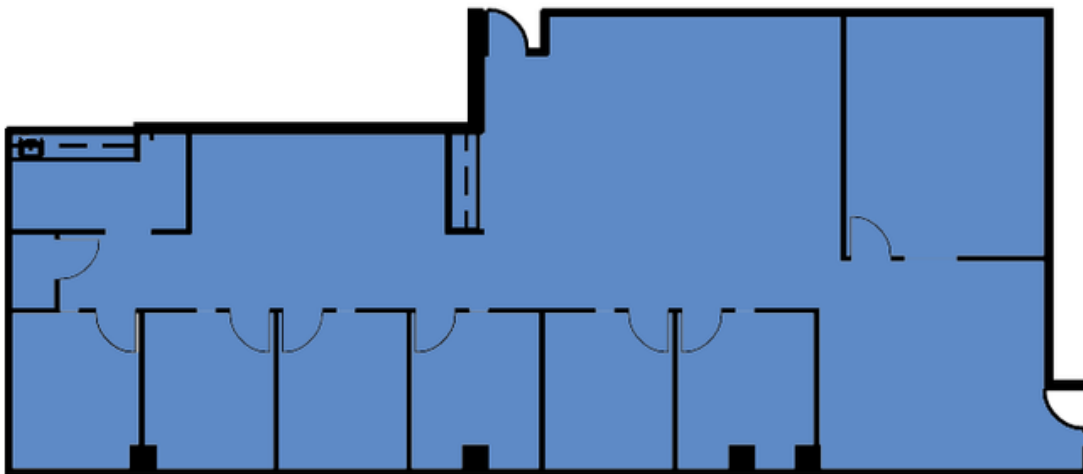
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

2ND FLOOR

NORTH TOWER

Suite 2500N
EVERGREEN
PRIVATE WEALTH
1,121 SFSuite 2700N
THE CHILD & FAMILY THERAPY
CENTER OF DENVER
4,245 SFSuite 2800N
AVAILABLESuite 2850N
INTEGRATED CARE PARTNERS
5,863 SF

SUITE 2000N

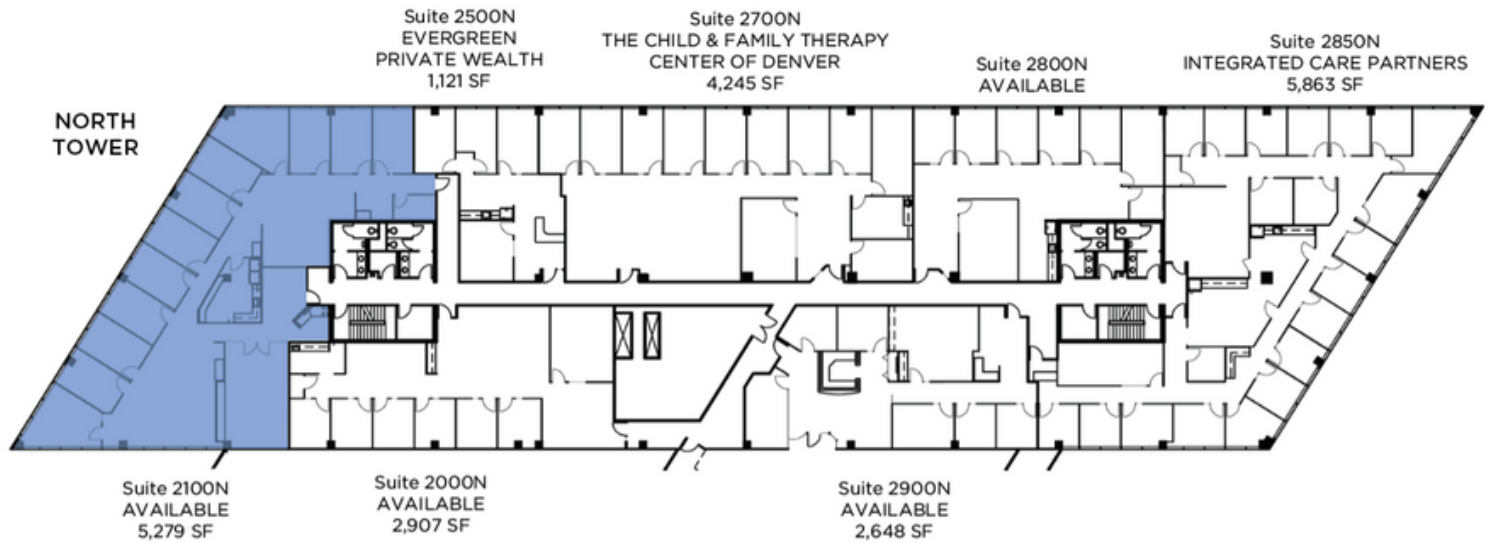


2,907 SF

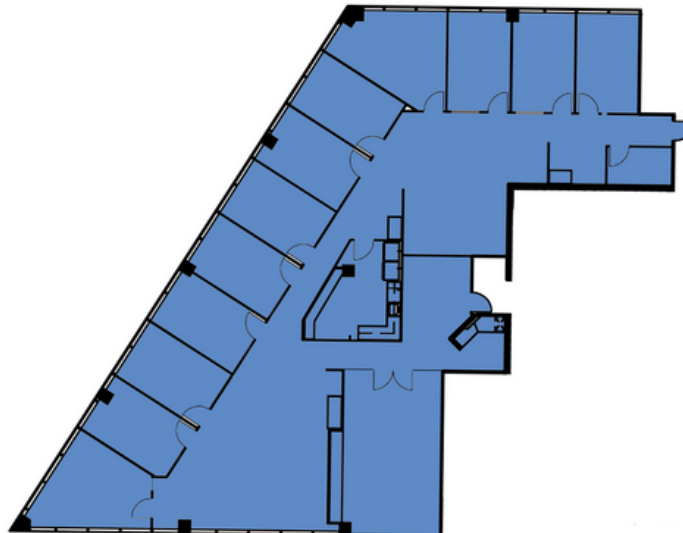
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

2ND FLOOR

NORTH TOWER



SUITE 2100N



5,279 SF

7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

2ND FLOOR

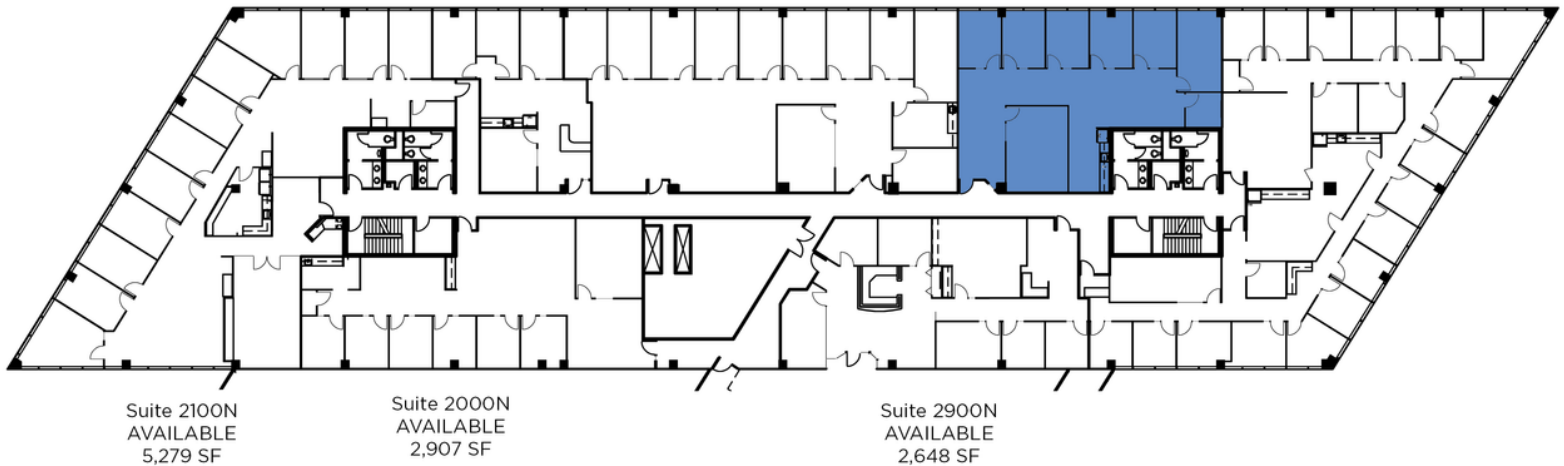
NORTH TOWER

Suite 2500N
EVERGREEN
PRIVATE WEALTH
1,121 SF

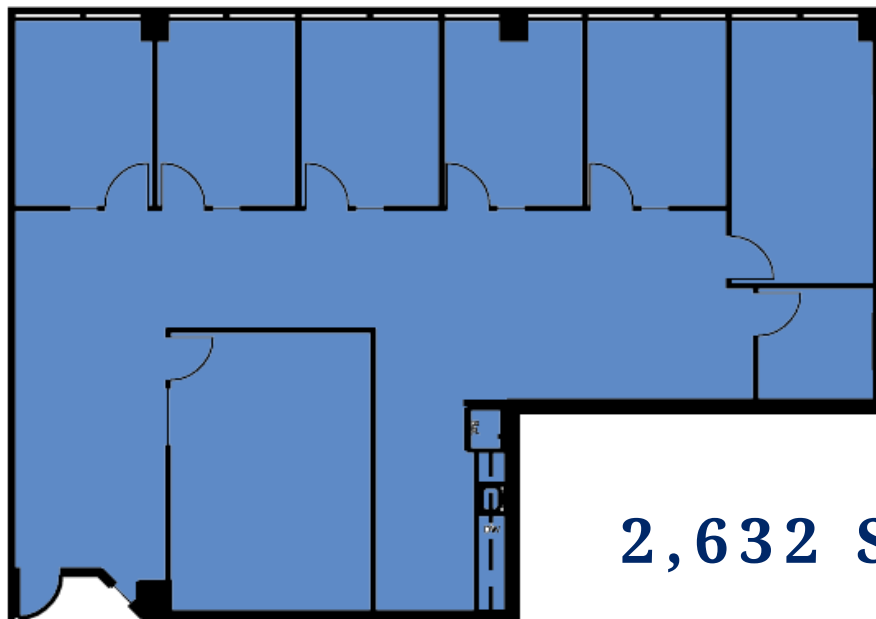
Suite 2700N
THE CHILD & FAMILY THERAPY
CENTER OF DENVER
4,245 SF

Suite 2800N
AVAILABLE

Suite 2850N
INTEGRATED CARE PARTNERS
5,863 SF



SUITE 2800N



2,632 SF

7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

2ND FLOOR

NORTH TOWER

Suite 2500N
EVERGREEN
PRIVATE WEALTH
1,121 SF

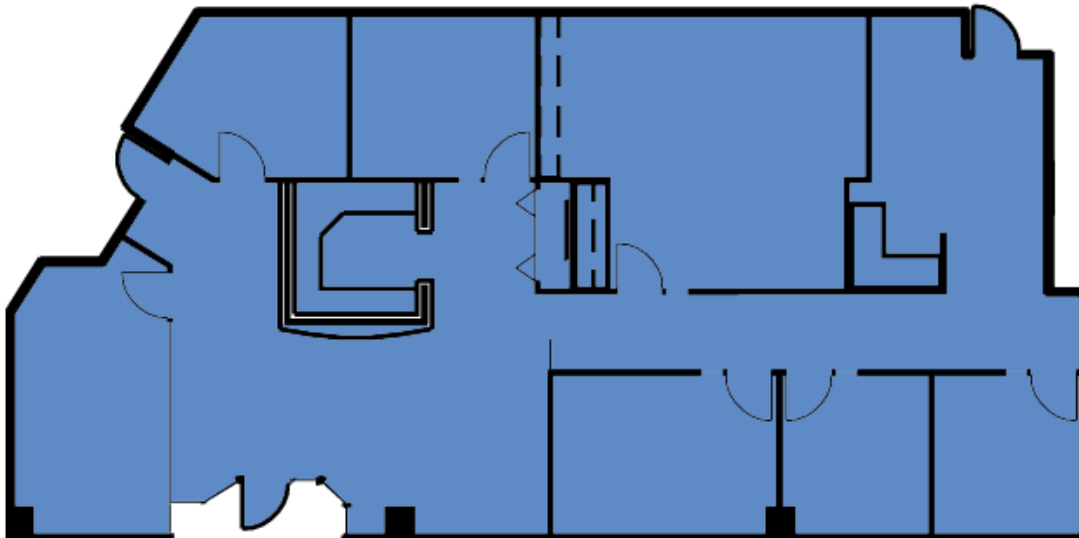
Suite 2700N
THE CHILD & FAMILY THERAPY
CENTER OF DENVER
4,245 SF

Suite 2800N
AVAILABLE

Suite 2850N
INTEGRATED CARE PARTNERS
5,863 SF



SUITE 2900N

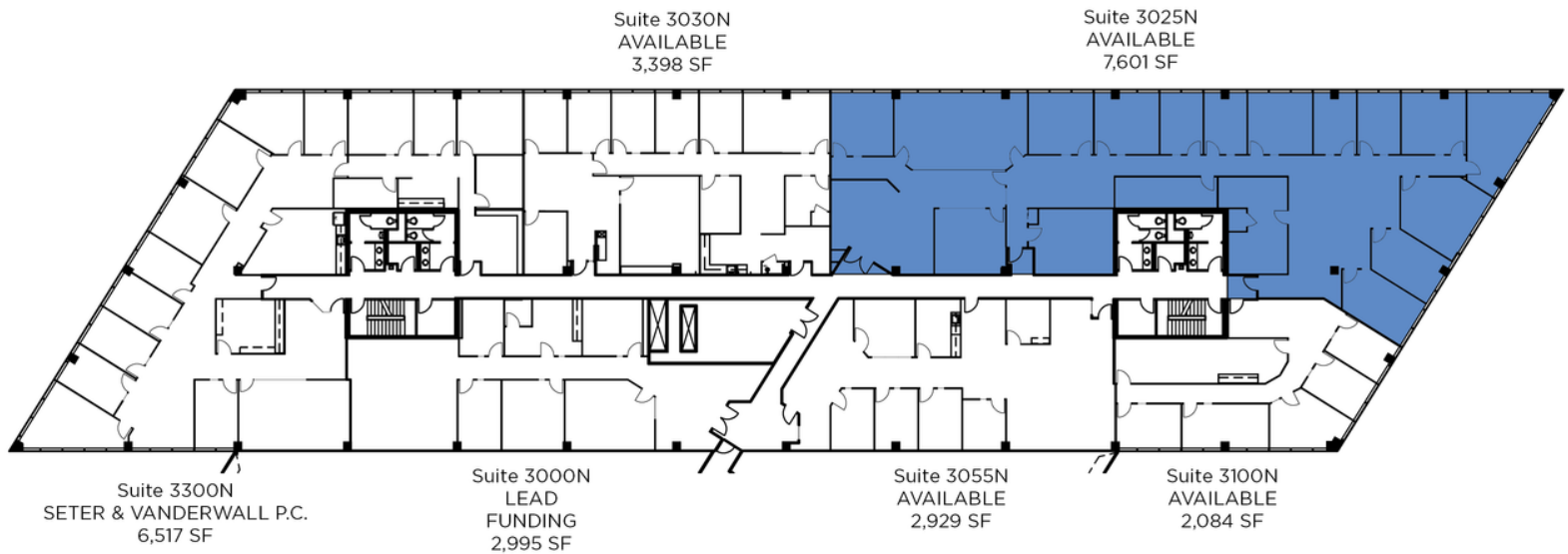


2,648 SF

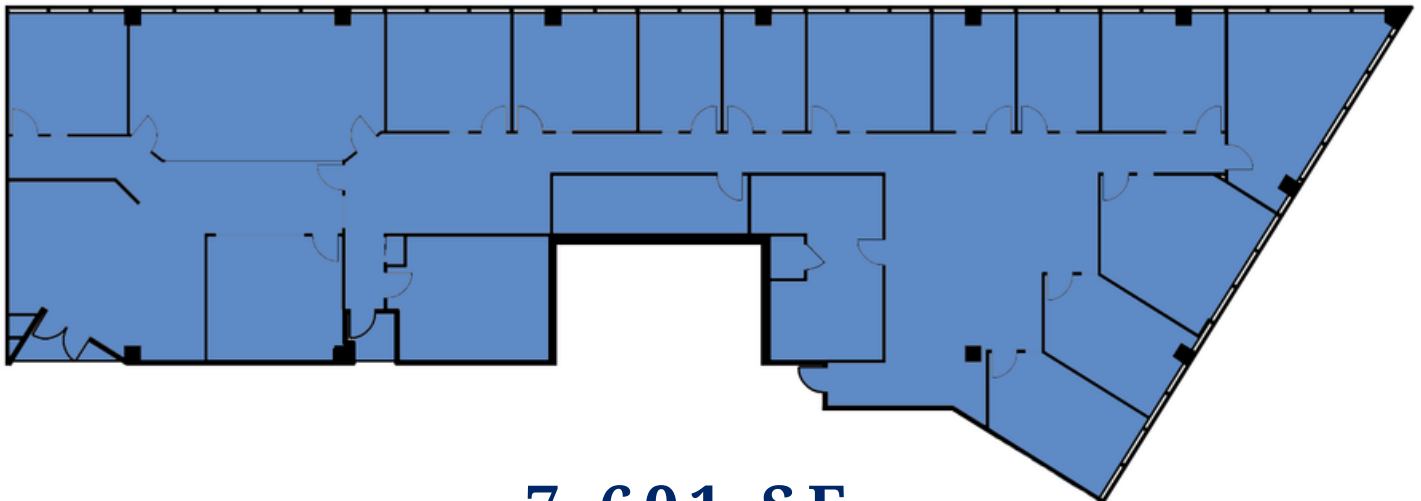
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

NORTH TOWER



SUITE 3025N



7,601 SF

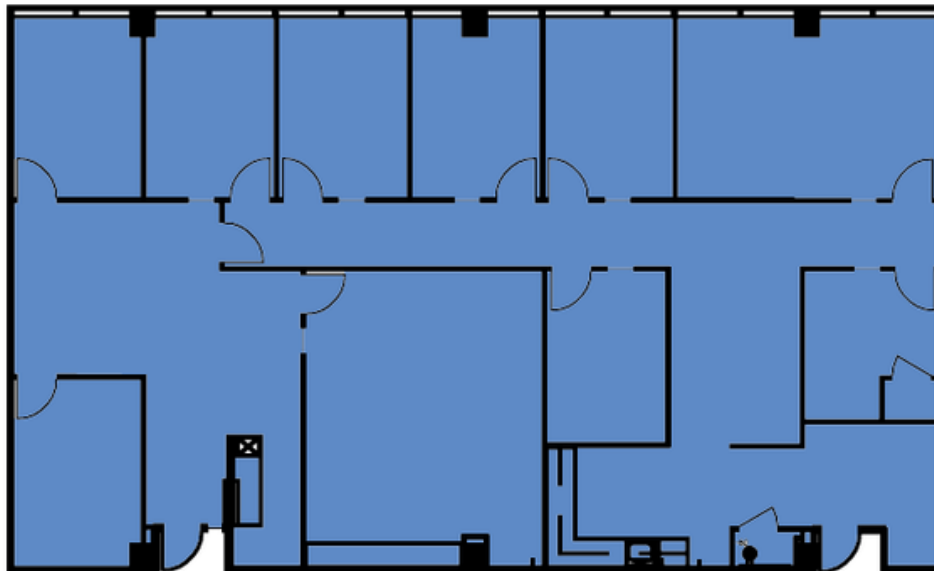
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

NORTH TOWER

Suite 3030N
AVAILABLE
3,398 SFSuite 3025N
AVAILABLE
7,601 SF

SUITE 3030N

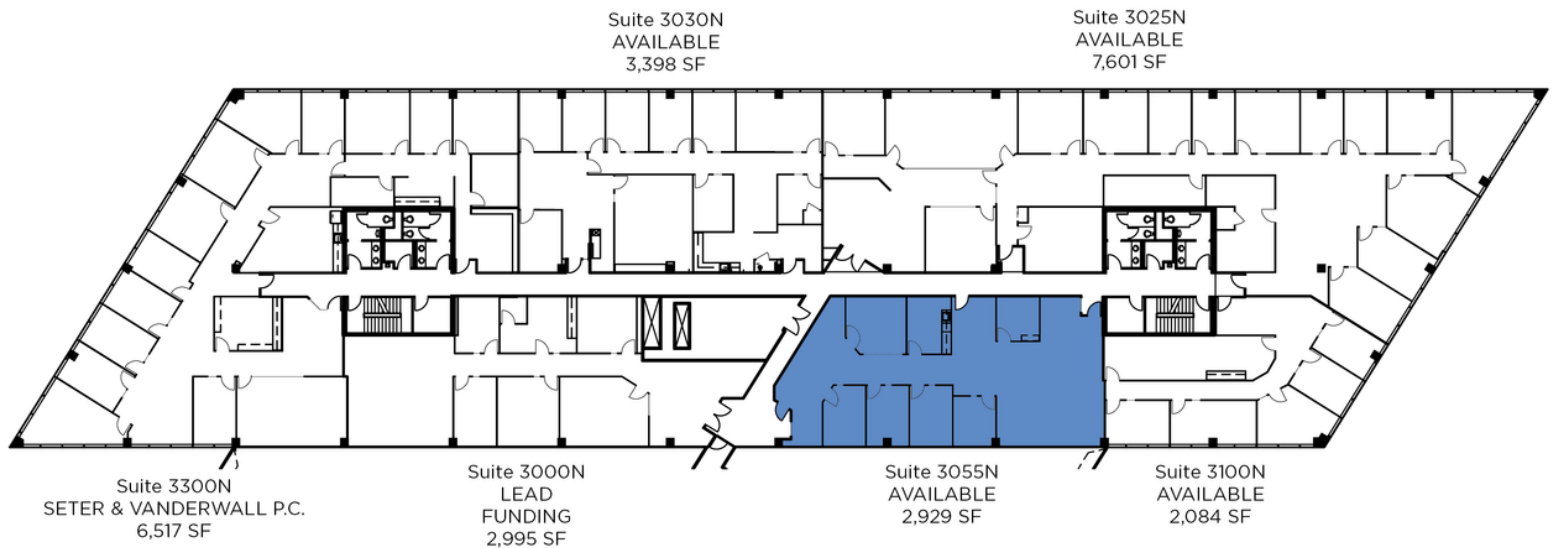


3,398 SF

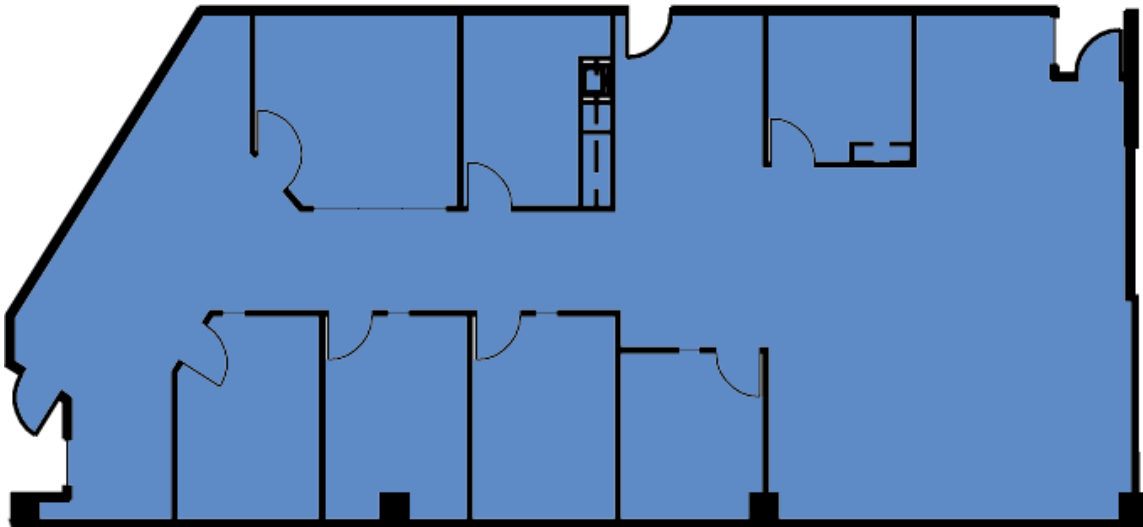
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

NORTH TOWER



SUITE 3055N

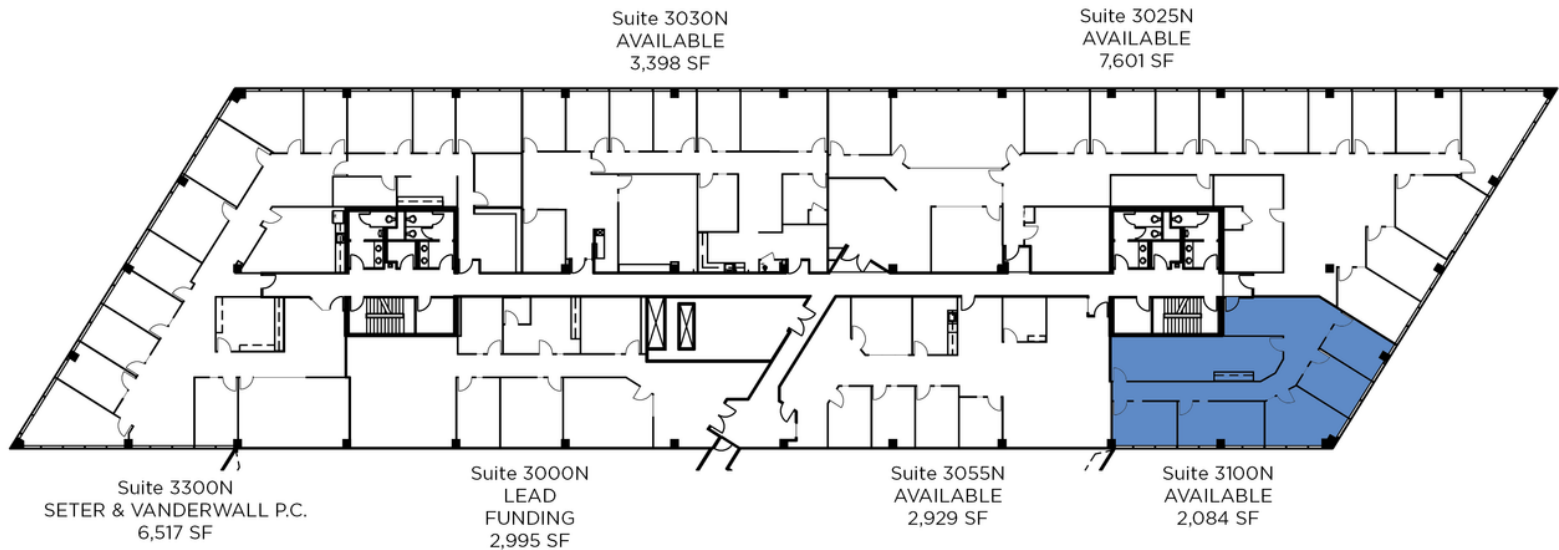


2,929 SF

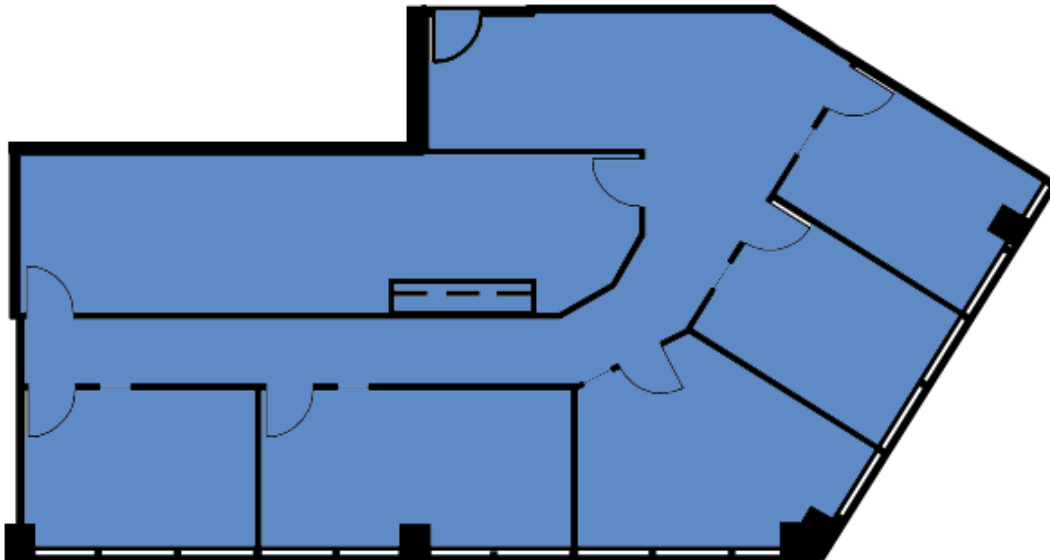
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

NORTH TOWER



SUITE 3100N

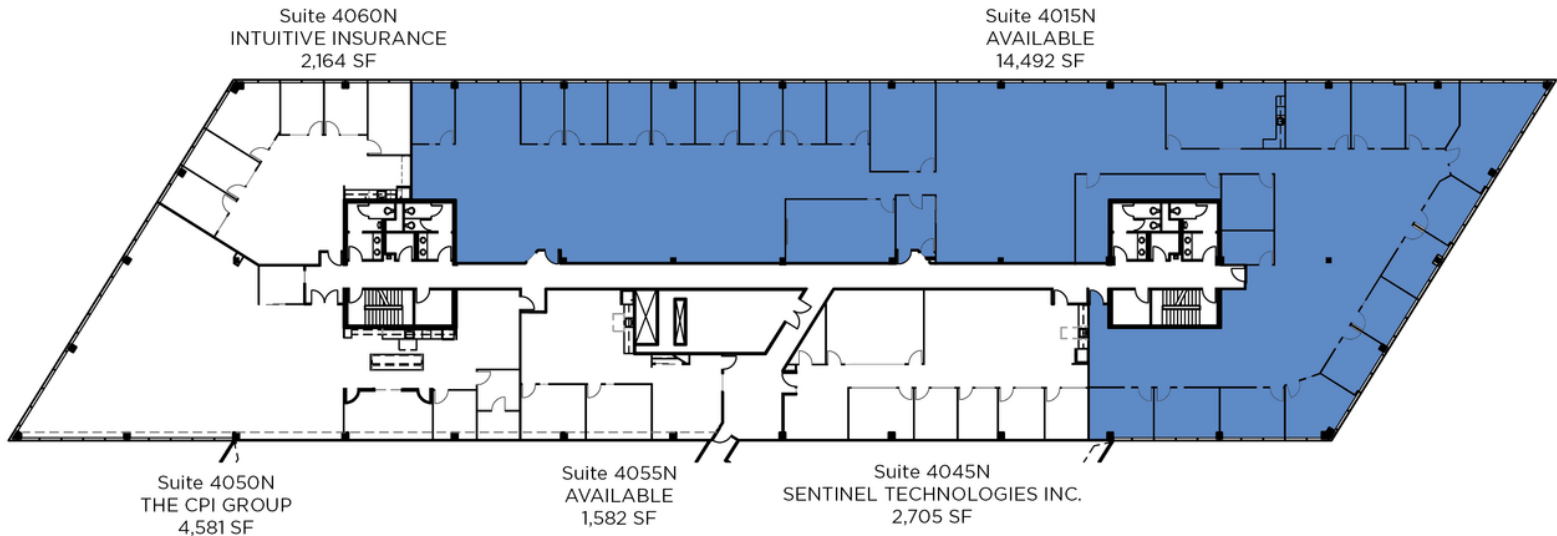


2,084 SF

7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

4TH FLOOR

NORTH TOWER



SUITE 4015N

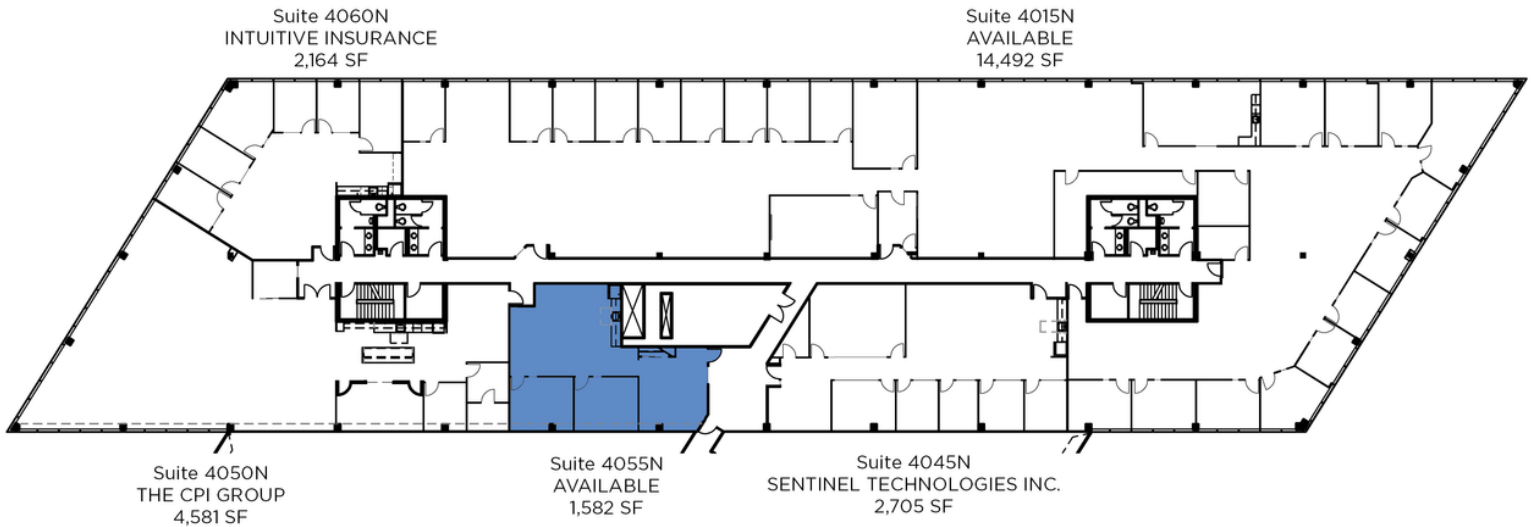


14,492 SF

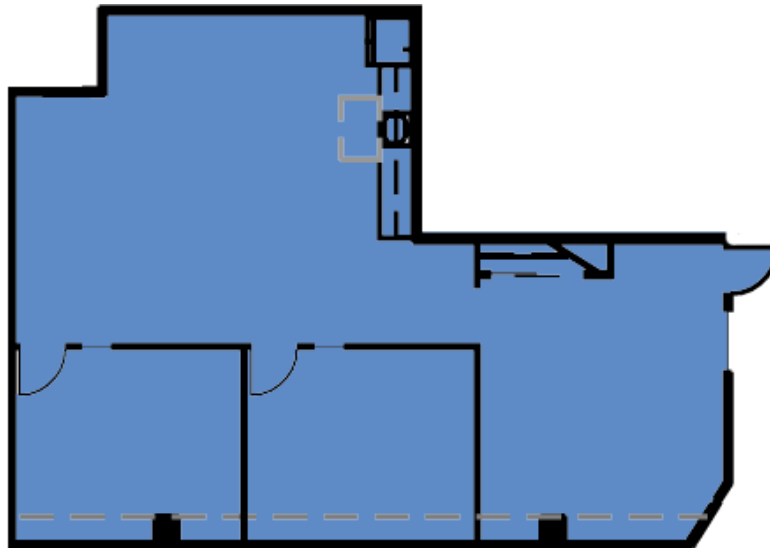
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

4TH FLOOR

NORTH TOWER



SUITE 4055N

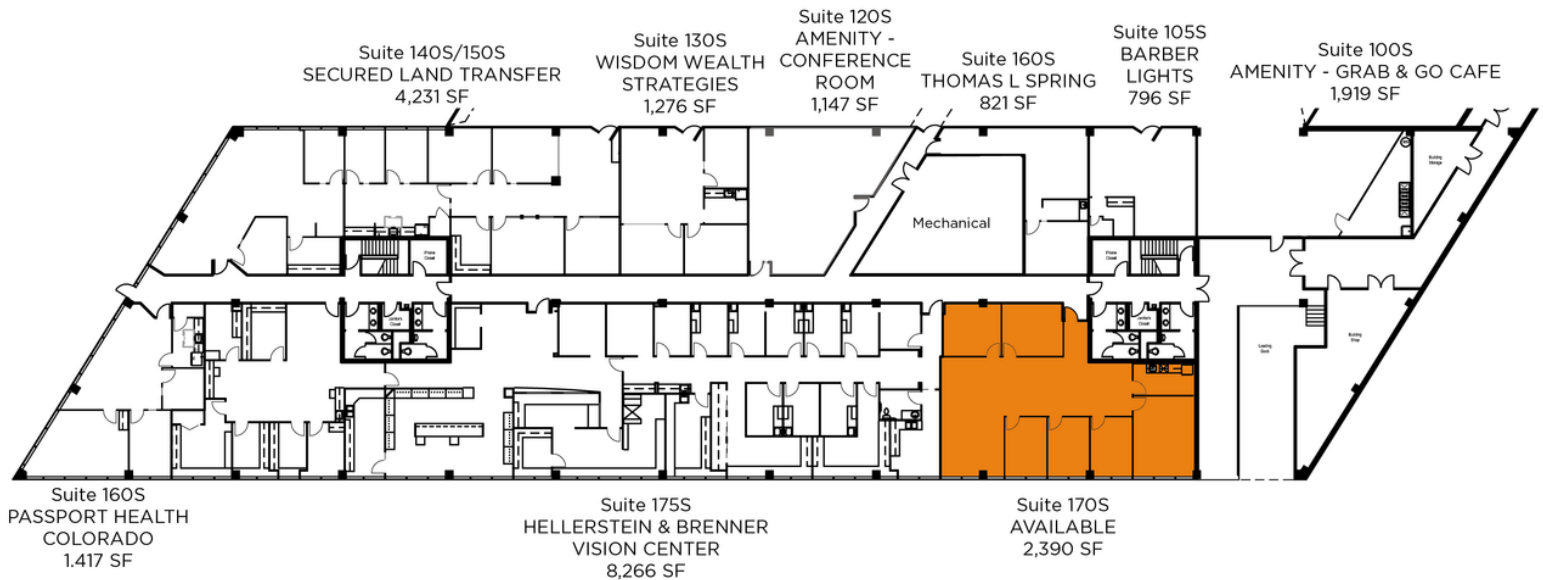


1,582 SF

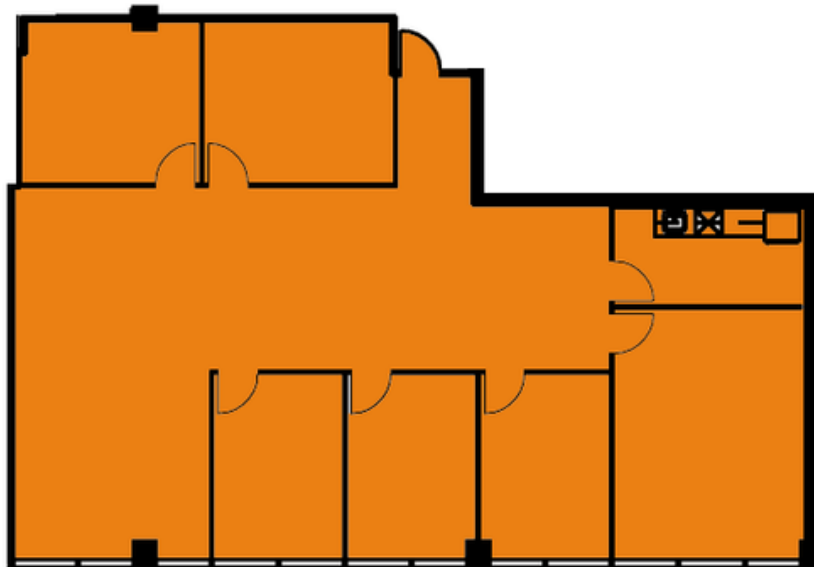
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

1ST FLOOR

SOUTH TOWER



SUITE 170S

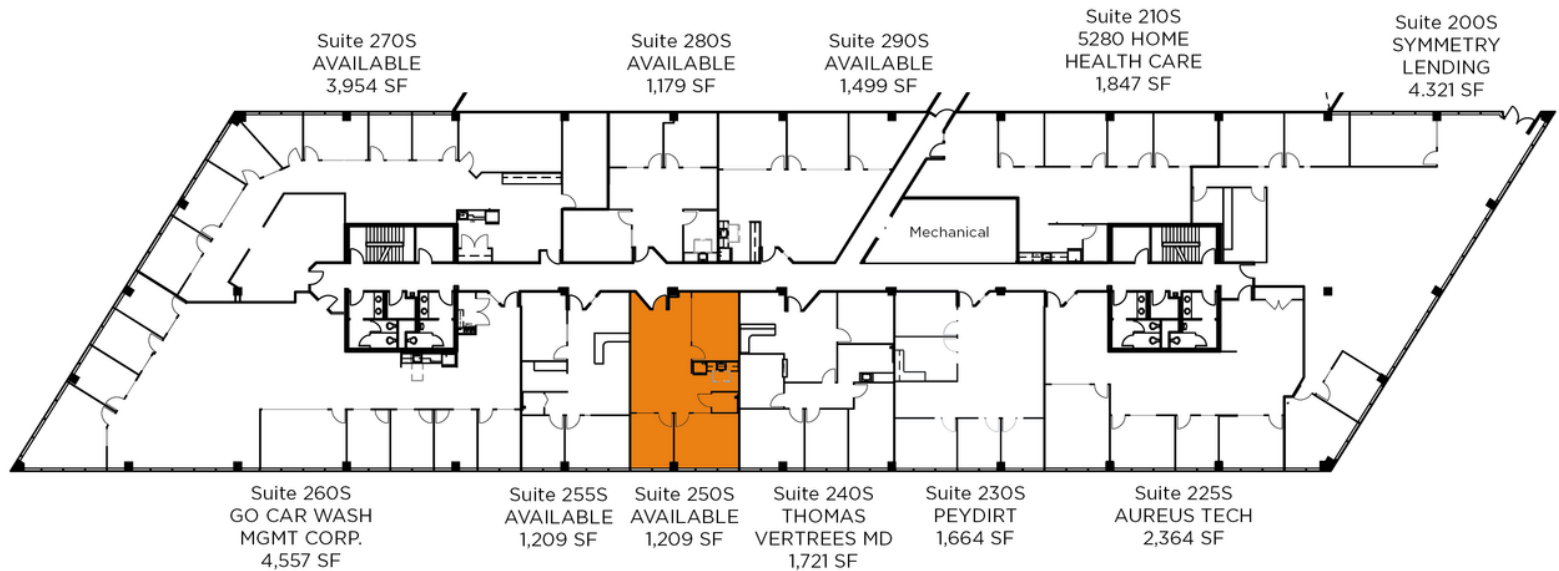


2,390 SF

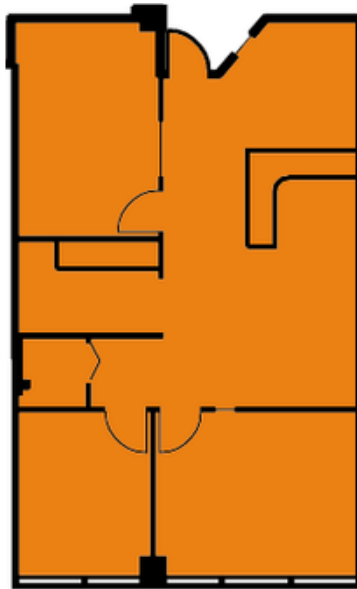
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

2ND FLOOR

SOUTH TOWER



SUITE 250S

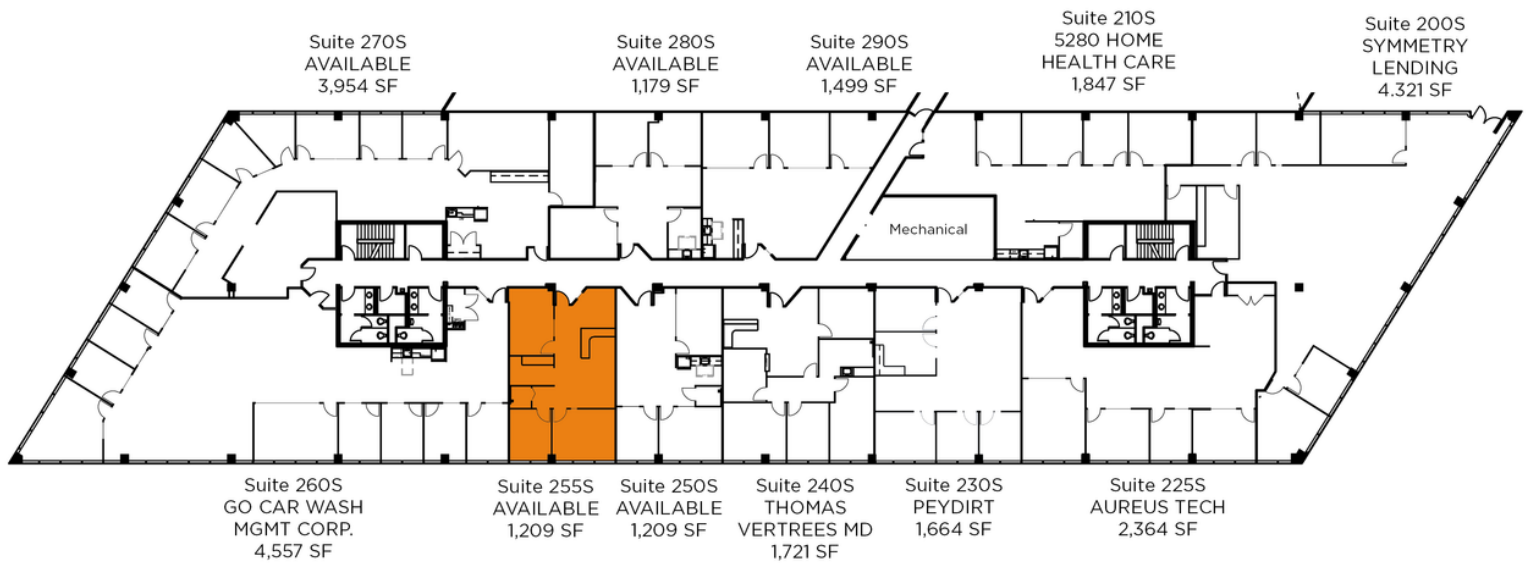


1,209 SF

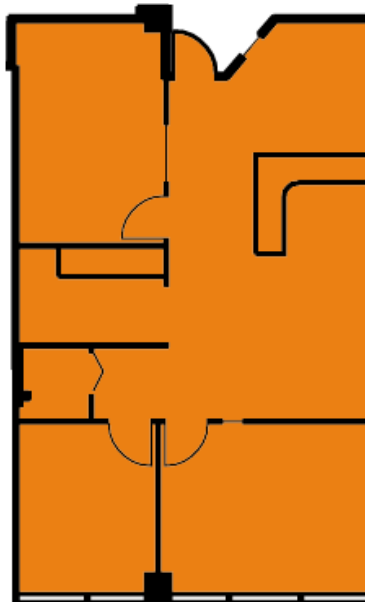
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

2ND FLOOR

SOUTH TOWER



SUITE 255S

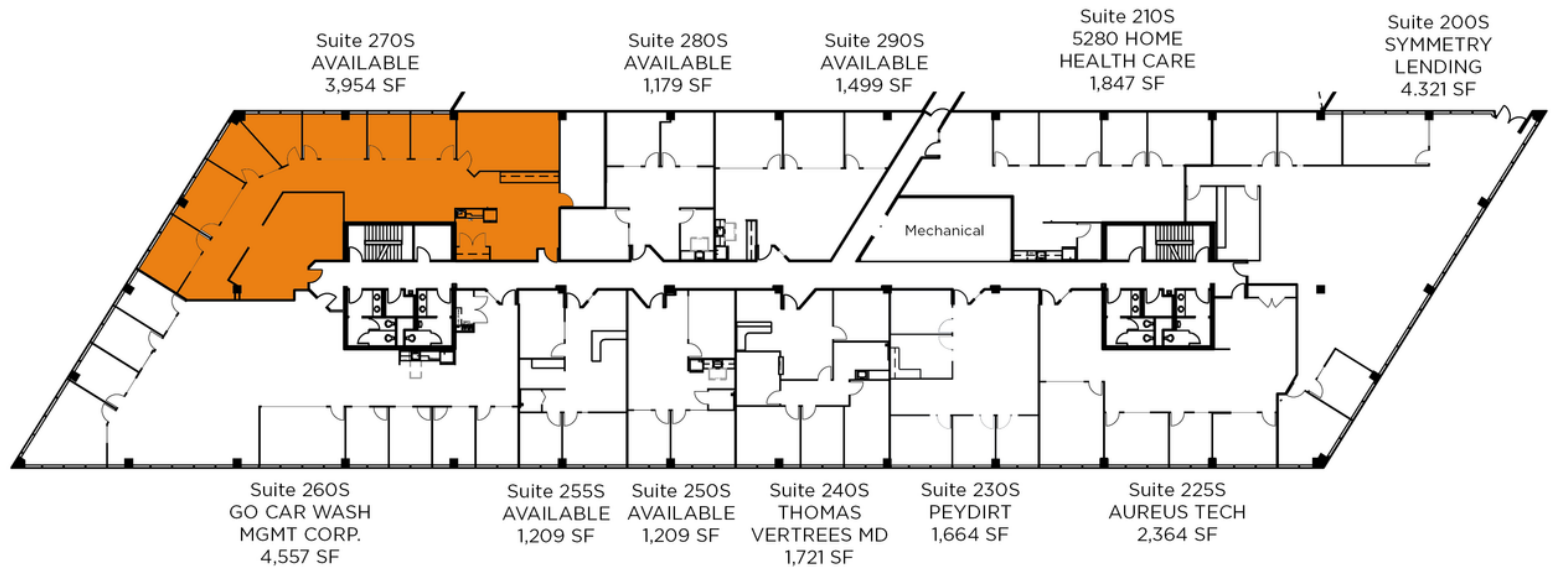


1,209 SF

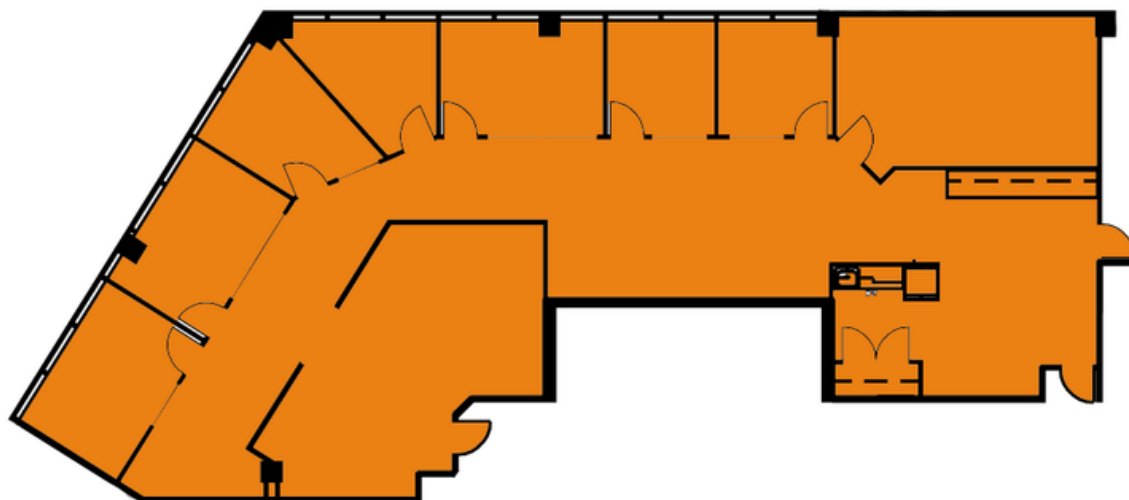
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

2ND FLOOR

SOUTH TOWER



SUITE 270S

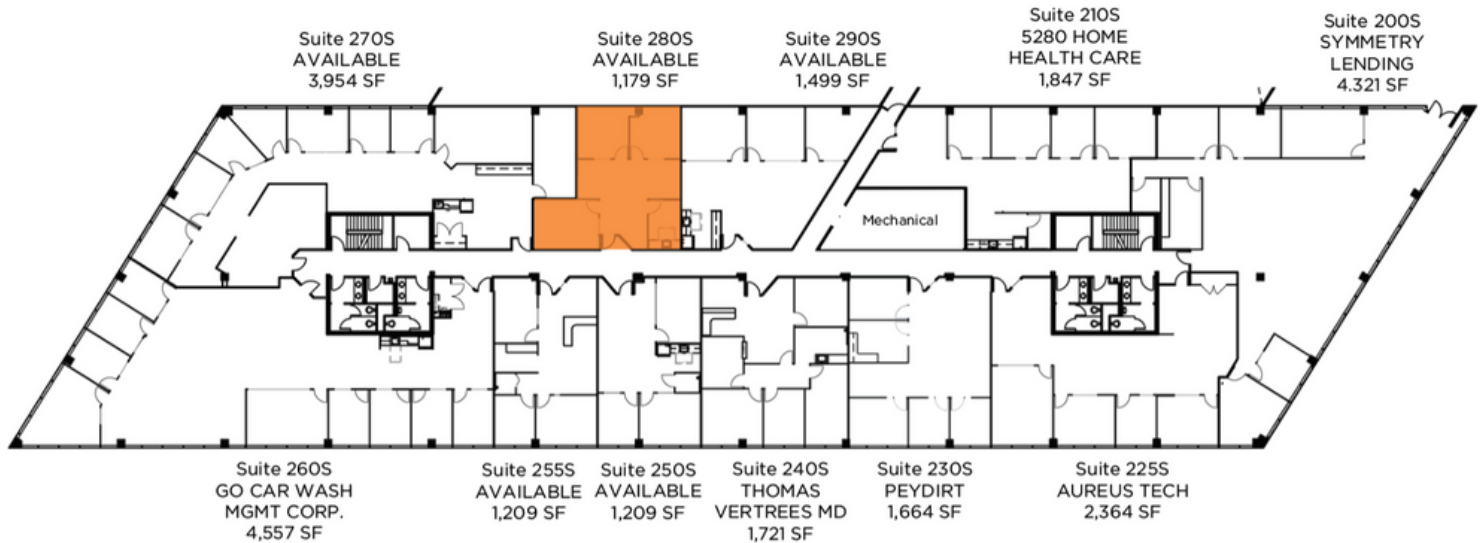


3,954 SF

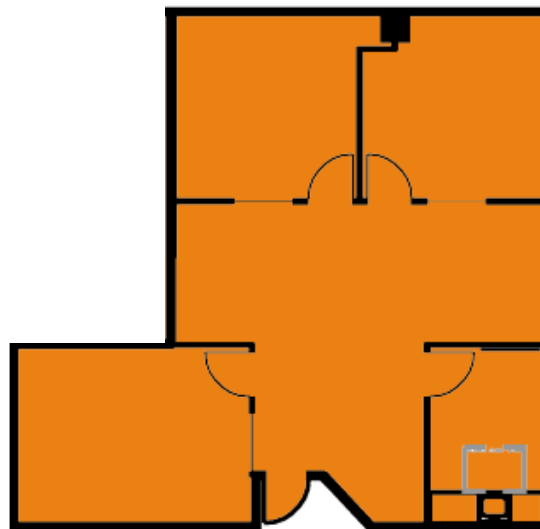
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

2ND FLOOR

SOUTH TOWER



SUITE 280S

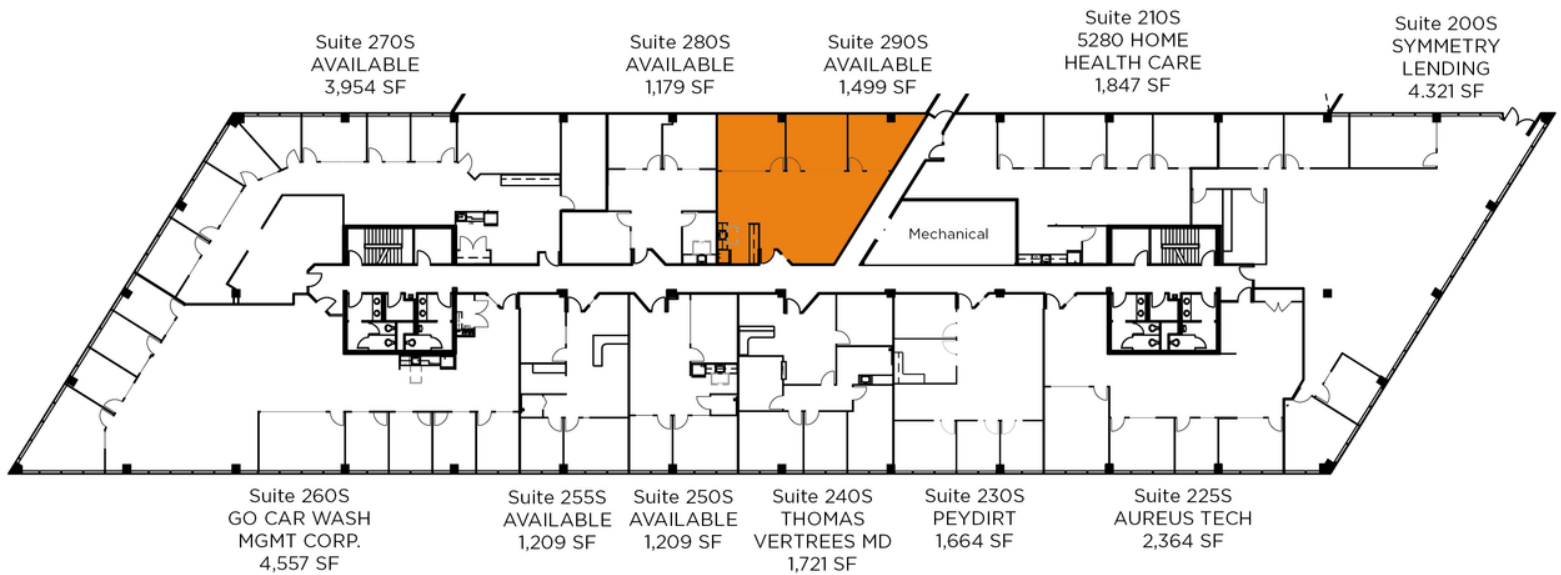


1,179 SF

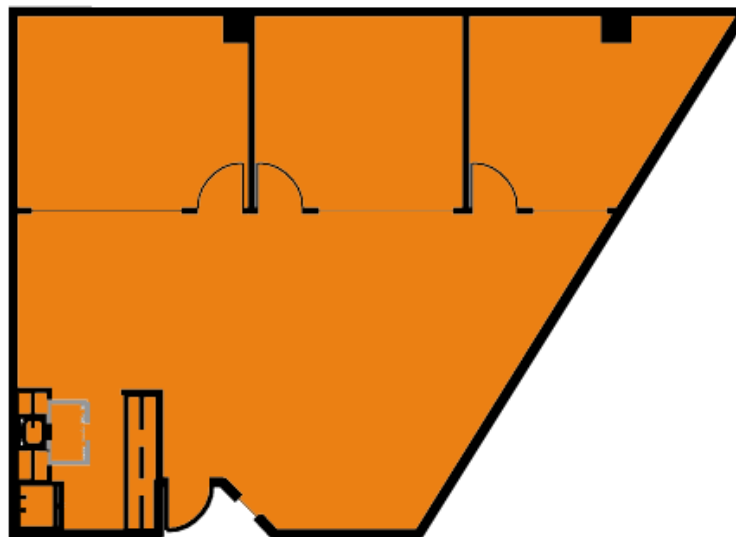
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

2ND FLOOR

SOUTH TOWER



SUITE 290S

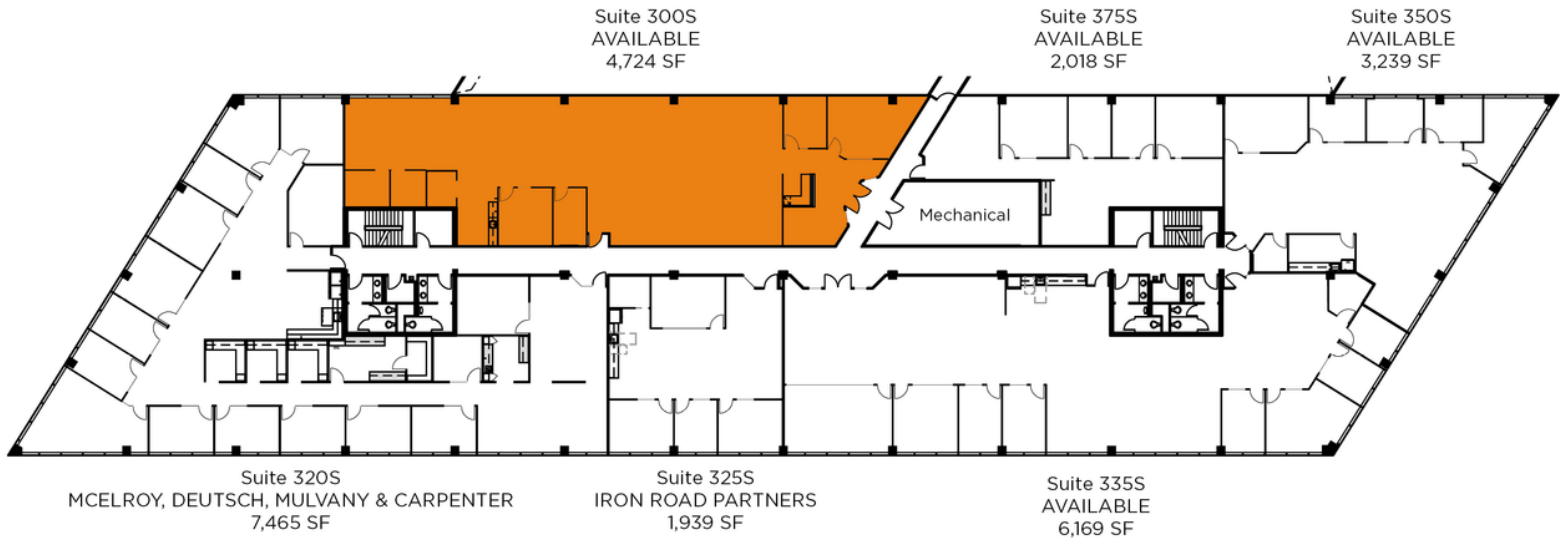


1,499 SF

7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

SOUTH TOWER



SUITE 300S

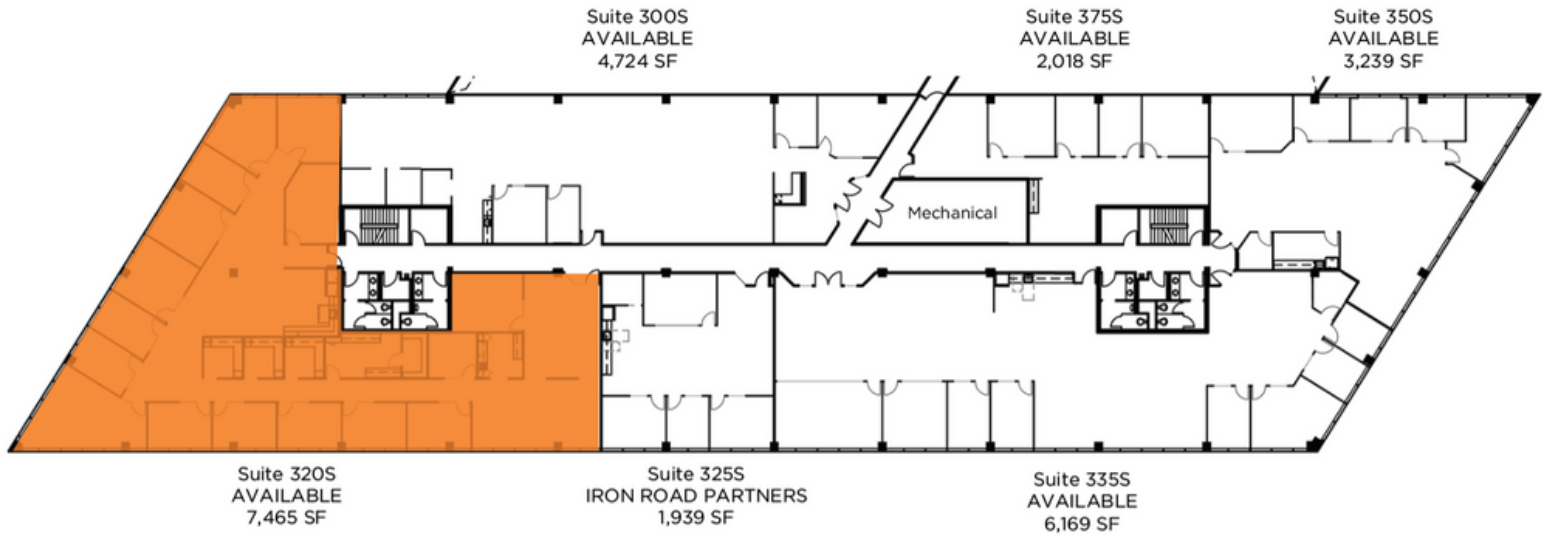


4,724 SF

7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

SOUTH TOWER



SUITE 320S

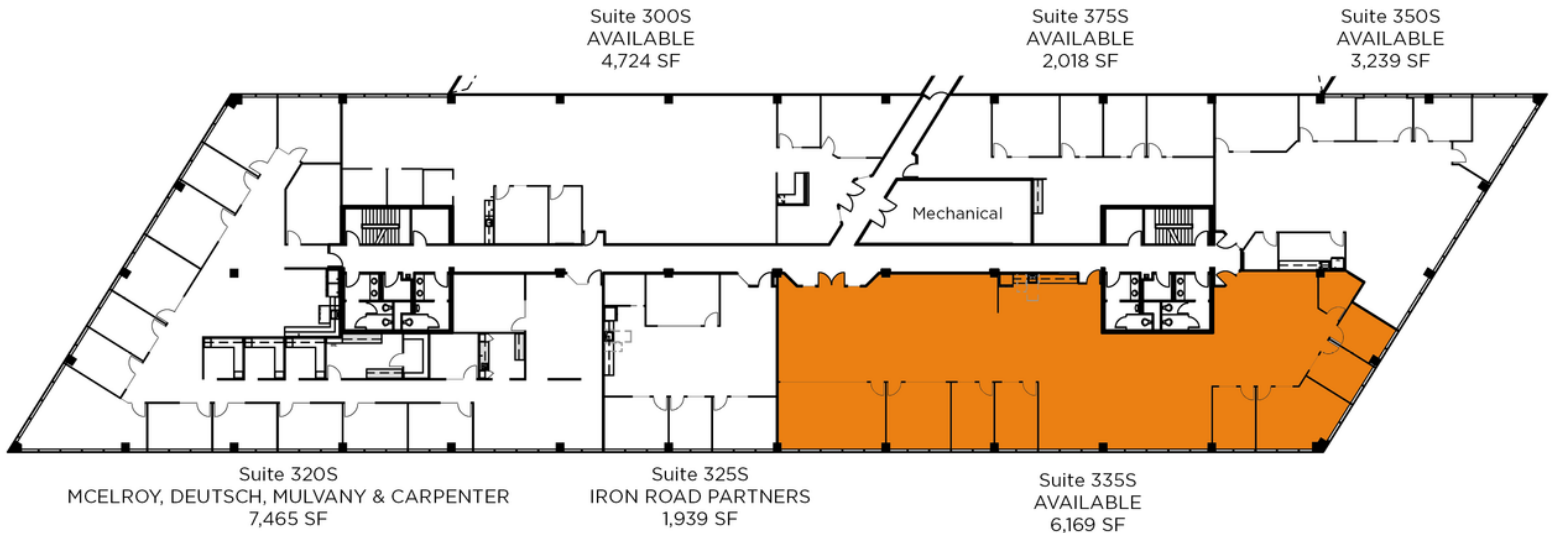


7,465 SF

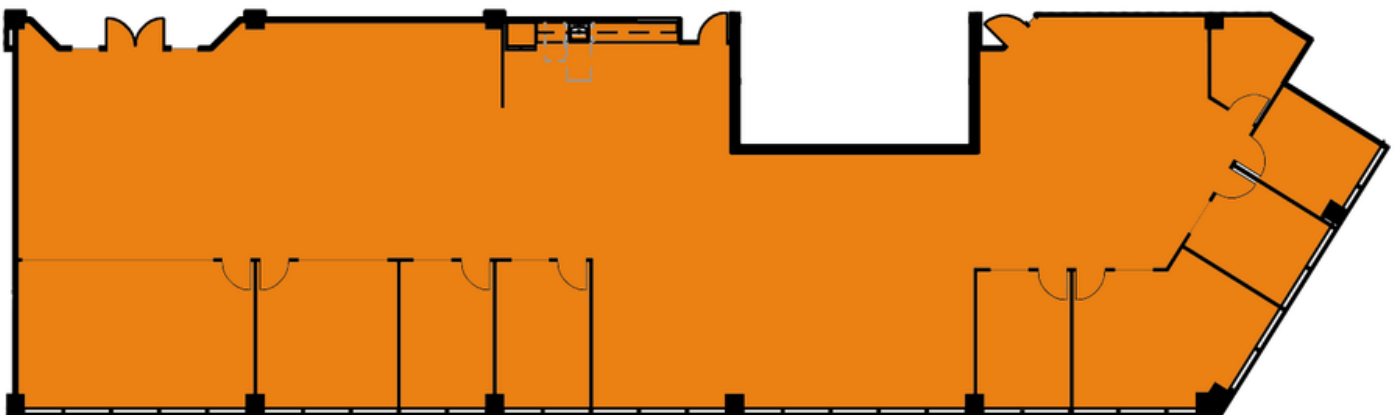
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

SOUTH TOWER



SUITE 335S

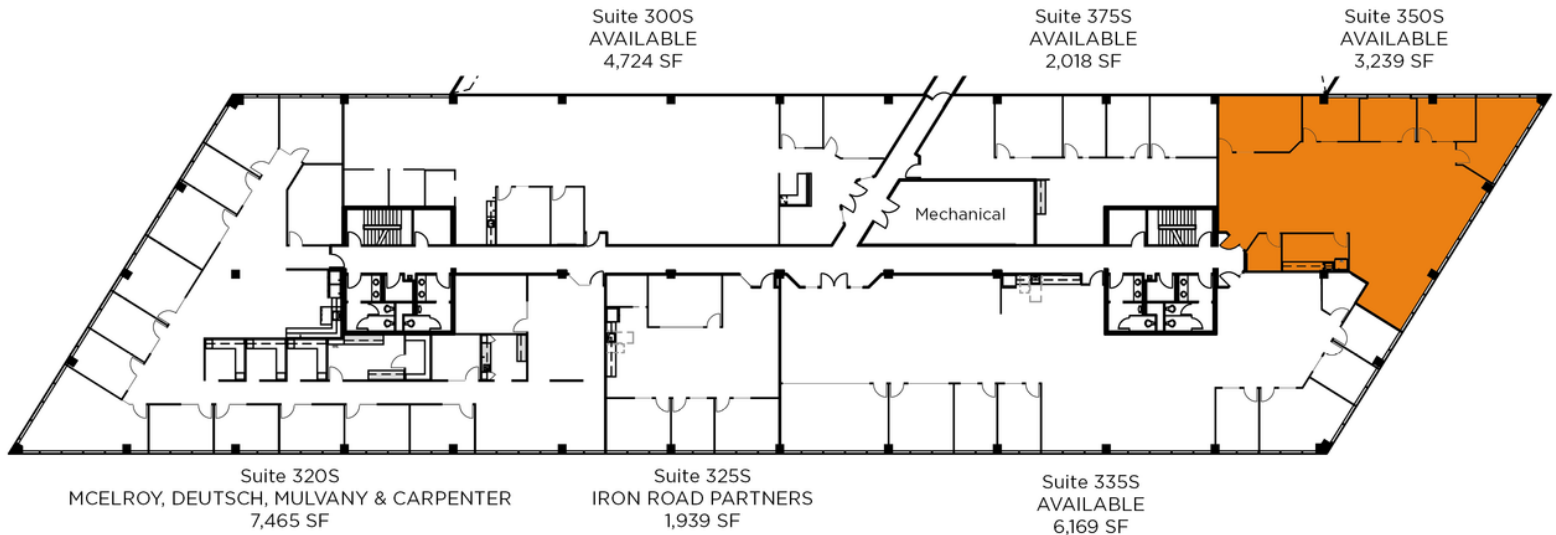


6,169 SF

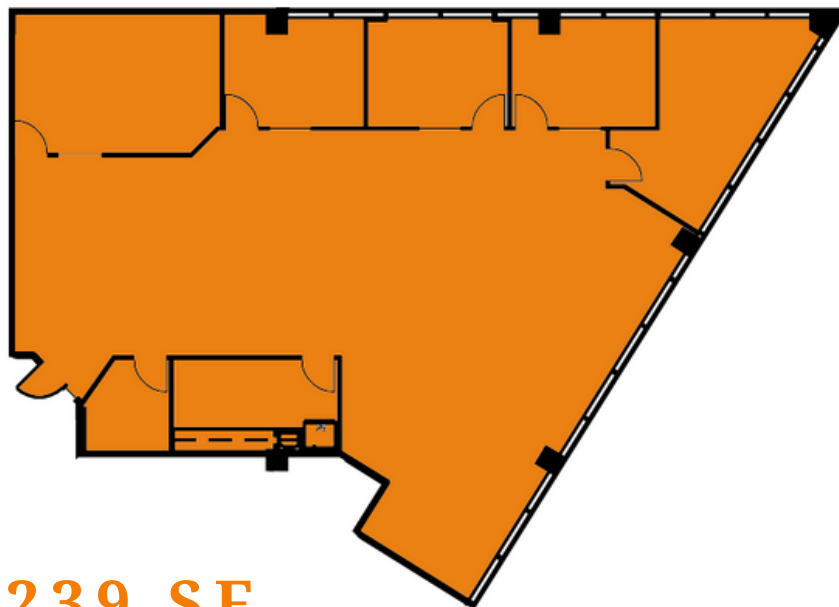
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

SOUTH TOWER



SUITE 350S

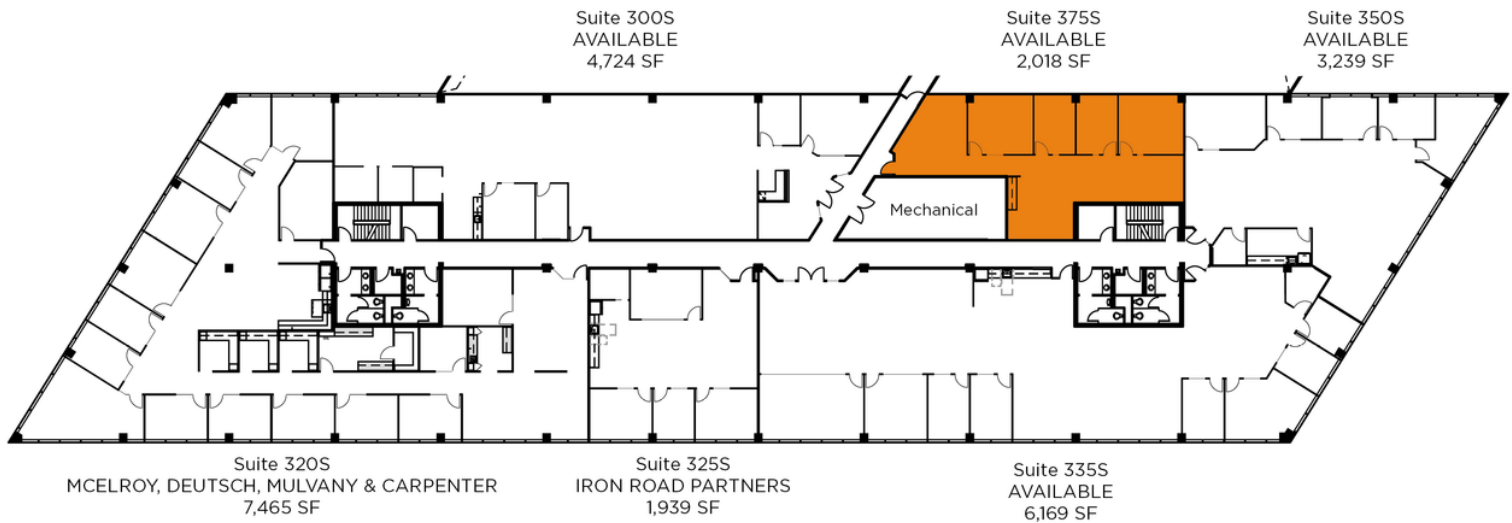


3,239 SF

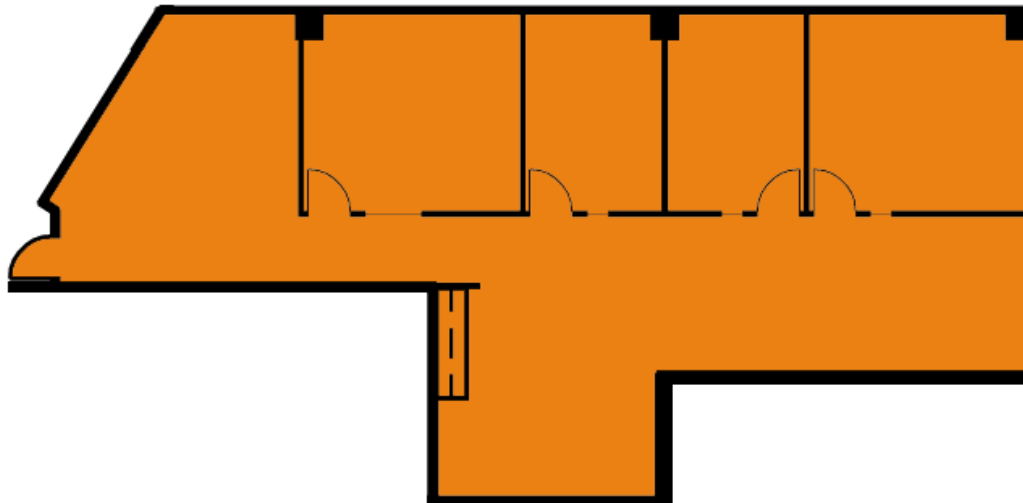
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

SOUTH TOWER



SUITE 375S



2,018 SF



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SOLARIUM