

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# Orchard Commons Business Park

7335 E Orchard Rd, Greenwood Village, CO 80111



www.FullerRE.com

## OWNER/USER OFFICE BUILDING FOR SALE



**SELLER FINANCING AVAILABLE**

**\$2,975,000 (\$169.65/SF)**

### Building Overview

<b>Building:</b>	17,536± SF
<b>Lot Size:</b>	20,384± SF / 0.47 Acres
<b>Parking:</b>	38 Surface - 2/1,000 Ratio
<b>Construction:</b>	Concrete Load Bearing Walls
<b>YOC:</b>	1981 / 2021
<b>Zoning:</b>	PUD - TC
<b>HVAC:</b>	4 Units - Replaced in 2021
<b>Roof:</b>	Replaced in 2017 w/ 10 yr warranty
<b>Taxes:</b>	\$6,351 (2023) - Tax Exempt Status
<b>Expenses:</b>	\$5.70/SF
<b>HOA:</b>	\$2,477/month

### Building Narrative

Perfect for an owner/user. This is a one story updated office building with state-of-the-art 20 seat boardroom. Owned Solar Panels cover 80% of electric costs. Newer roof with transferable warranty. Orchard Commons Business Park is located 0.5 miles West of I-25 and Orchard on the corner of Quebec and Orchard, directly across from Club Greenwood and Wetlands Park in Greenwood Village. HOA covers parking lot & sidewalk maintenance, irrigation, snow removal (*not entry steps*), and exterior lighting.

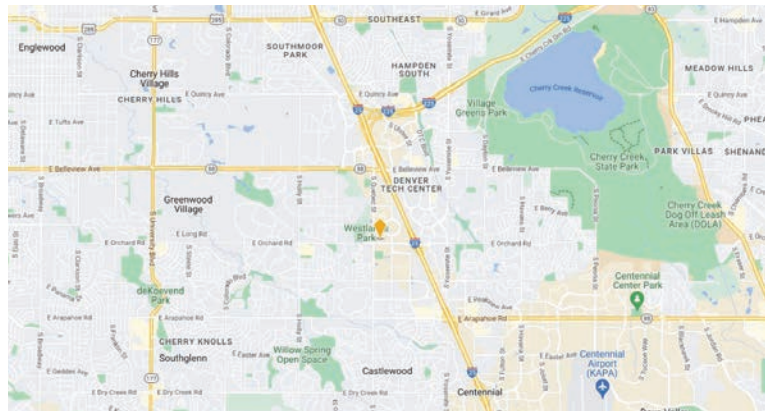
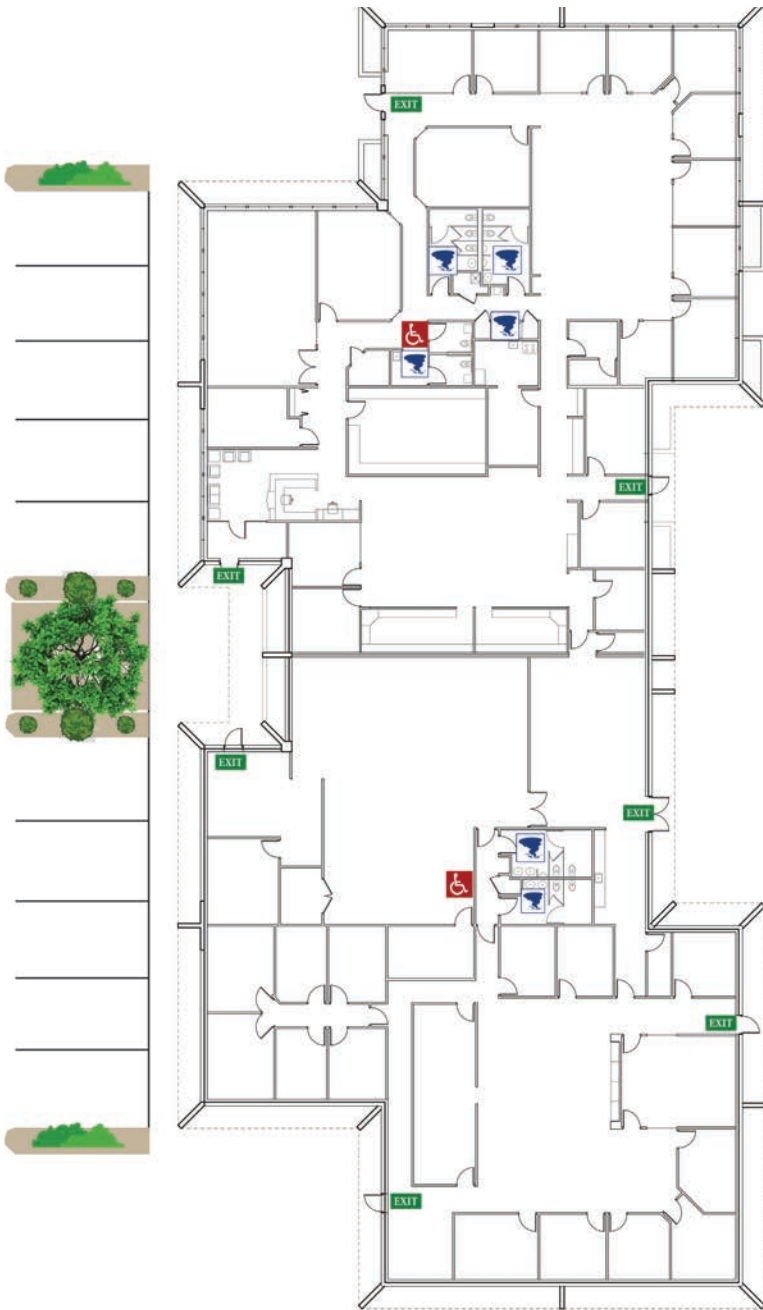
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**BROKERAGE  
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**DEMOGRAPHICS**



	1 Mile	3 Miles	5 Miles
Population	8,782	98,951	275,537
Households	4,223	43,495	119,742
Median HH Income	\$103,154	\$112,115	\$96,322
Median Age	39.90	40.30	39.70
Traffic	24,638 VPD - E Orchard Rd @ S Quebec St		

CoStar 2023