

7600 EAST ORCHARD ROAD | GREENWOOD VILLAGE, CO

HARLEQUIN PLAZA



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**CUSHMAN &
WAKEFIELD**



WORK, RELAX, THRIVE

Located in Denver's most sought-after suburban office market, Harlequin Plaza provides a tranquil work environment set within an 18-acre campus. The two glass-and-steel office buildings are centered around a spacious courtyard and offer ample on-site amenities. With a highly walkable location, Harlequin Plaza is the epitome of convenience and comfort.

NORTH BUILDING

186,643 SF

SOUTH BUILDING

143,283 SF

TOTAL SF

329,926 SF

YEAR BUILT

1980

SITE AREA

18.07 ACRES

OF STORIES

6 STORIES

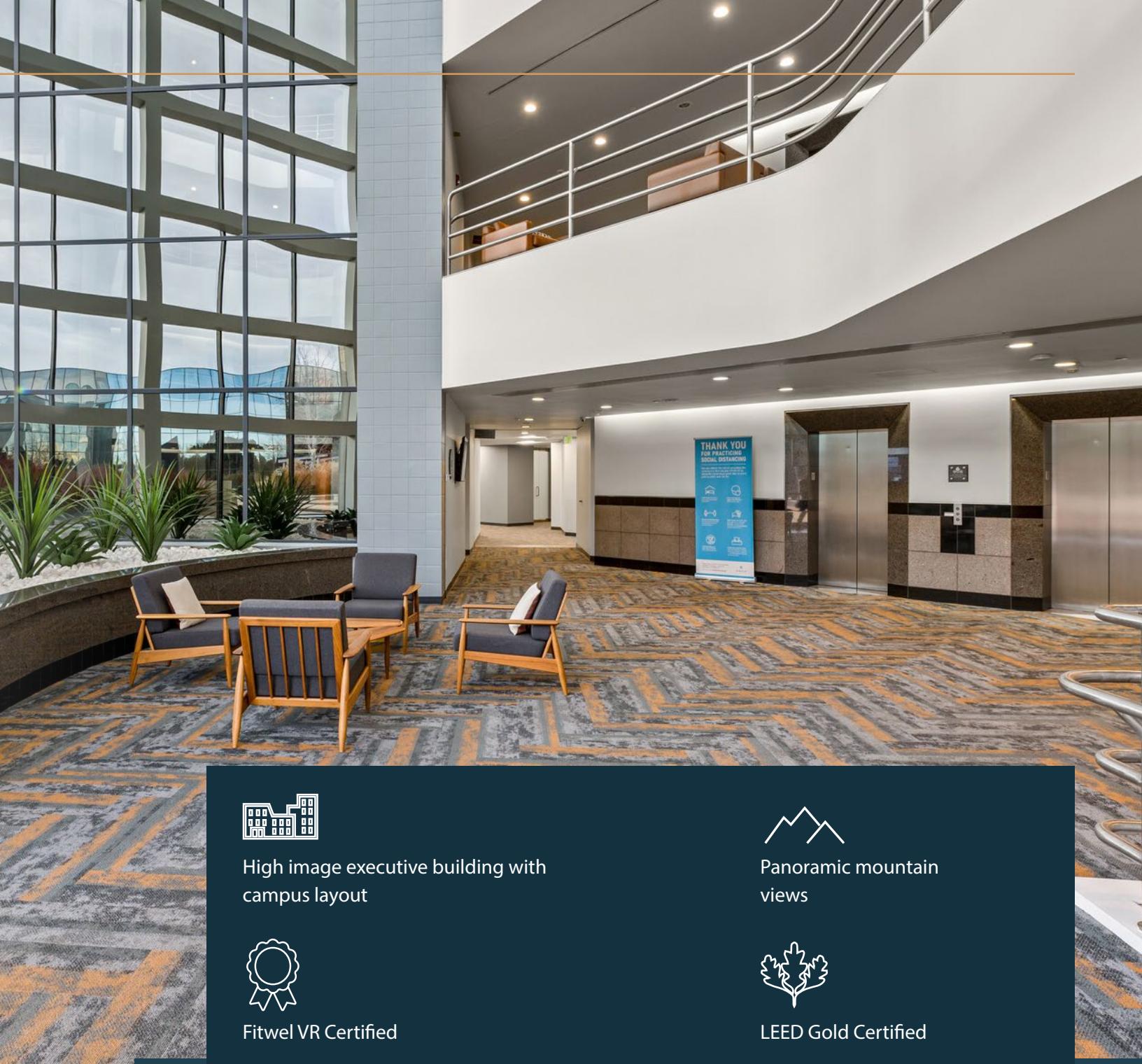
PARKING

3.3 / 1000 SF

AVG FLOORPLATE

47,000 SF





High image executive building with campus layout



Fitwel VR Certified



Expansive outdoor Atrium



496 kw solar installation accounts for 34% of electricity consumption at the Property



Panoramic mountain views



LEED Gold Certified



Convenient highway access & 10 min walk to light rail



Abundance of walkable amenities



ON-SITE FEATURES & AMENITIES

This distinctive asset showcases a vibrant central courtyard perfectly suited for tenant gatherings and events.



Magnificent 46,000 SF outdoor plaza



Two story atrium lobbies



On-site conference center, cafe, ATM, fitness center, showers/locker rooms, and storage



Abundant surface and ~120 covered executive parking spaces



1

FITNESS CENTER



2

CONVERENCE CENTER



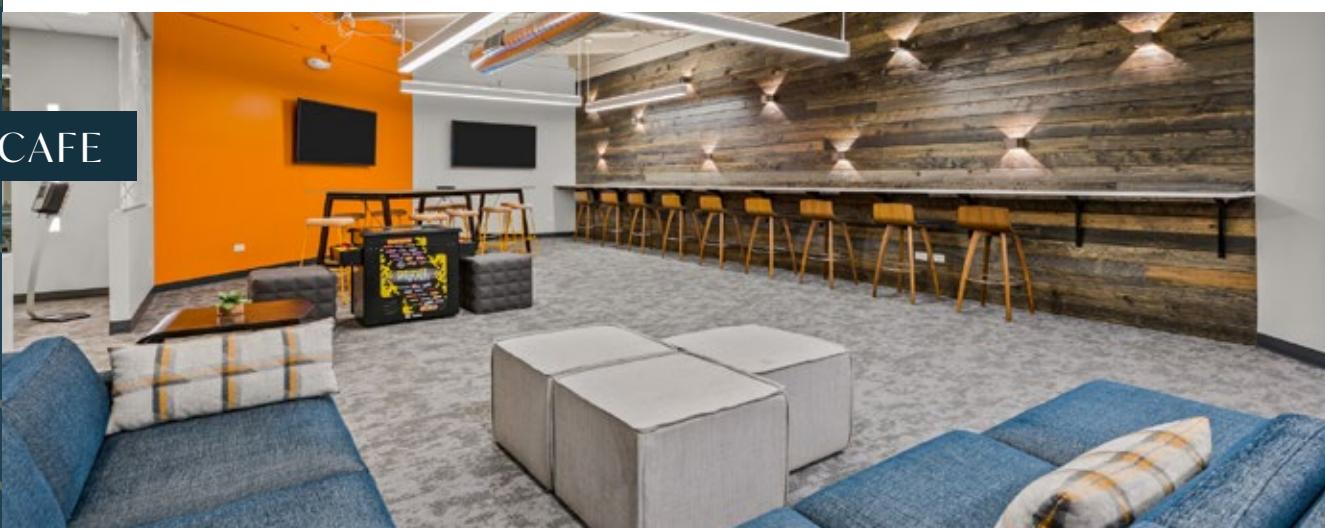
3

LOBBY



4

CAFE



DENVER CBD

CHERRY CREEK

CHERRY HILLS

E BELLEVIEV AVE

E ORCHARD ROAD

GREENWOOD VILLAGE

THE ROUGE WINE BAR & PATIO

MINI MOO TEA SHOP
SAFeway
QDOBA
MADgreens Eat Better

GRANGE HALL

BENEDICT'S
BREAKFAST • LUNCH • BURGERS
SHAKE SHACK *Chuy's*

1,200 Multifamily Units
(Across 5 MF Complexes)

THE LANDMARK

HARLEQUIN PLAZA

S QUEBEC ST

S SYRACUSE WAY

E CALEY AVE

belleview
STATION
barre3 orangetheory
FITNESS
MM YOGASIX
ALINE BOUTIQUE

LOCATION

NEARBY AMENITIES & TRANSIT



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