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**CUSHMAN &
WAKEFIELD**



Experience Work Differently

Cascades is an outstanding Class A office conveniently located in the Southeast Suburban submarket in Denver. This building sits within the Fiddlers Green neighborhood of Greenwood Village, home to Denver's trophy assets and one of the most desirable corporate business parks. With an ideal location, this building is one of the most attractive options in the market for tenants of all sizes.

highlights



ADDRESS

6300 S SYRACUSE WAY, CENTENNIAL, CO 80111



RENTABLE AREA

337,738 SF



YEAR BUILT

1984



PARKING RATIO

3.2 : 1,000 SF

50% SURFACE FREE

50% COVERED

COVERED UNRESERVED: \$65.00/MONTH

COVERED RESERVED: \$90.00/MONTH



STORIES

7





Building Features

FITNESS CENTER
WITH LOCKERS & SHOWERS

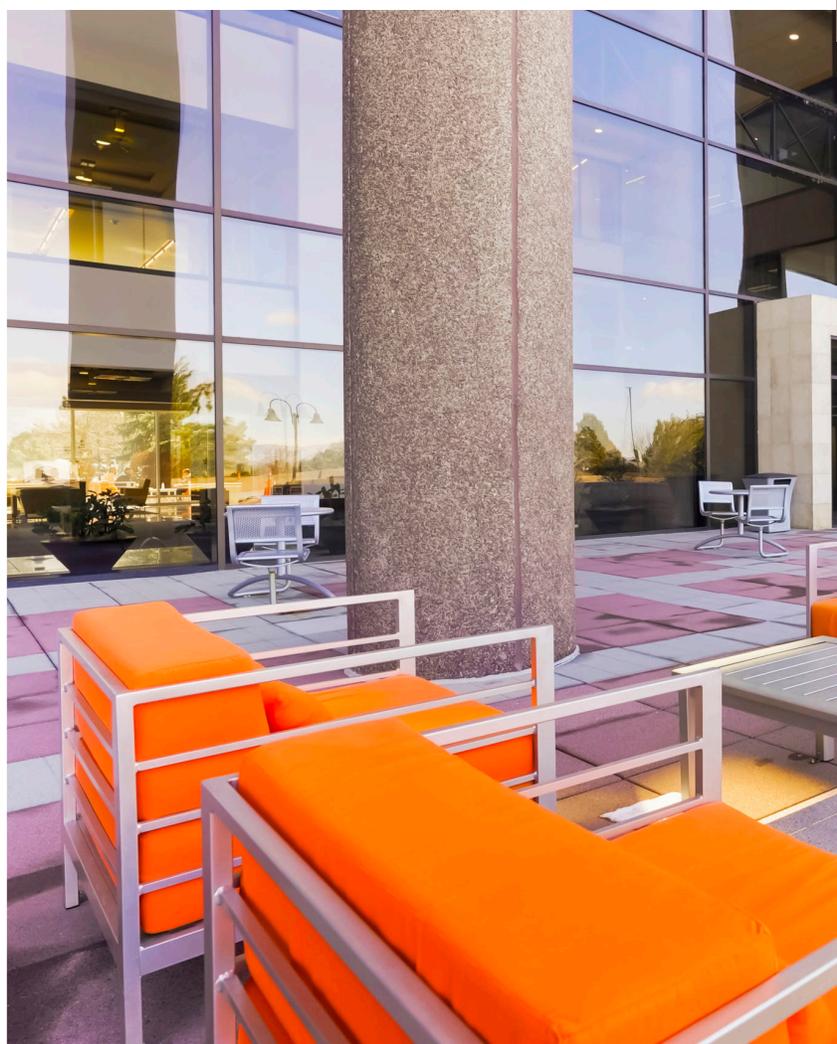
CONFERENCE CENTER
SEATING 138 PEOPLE

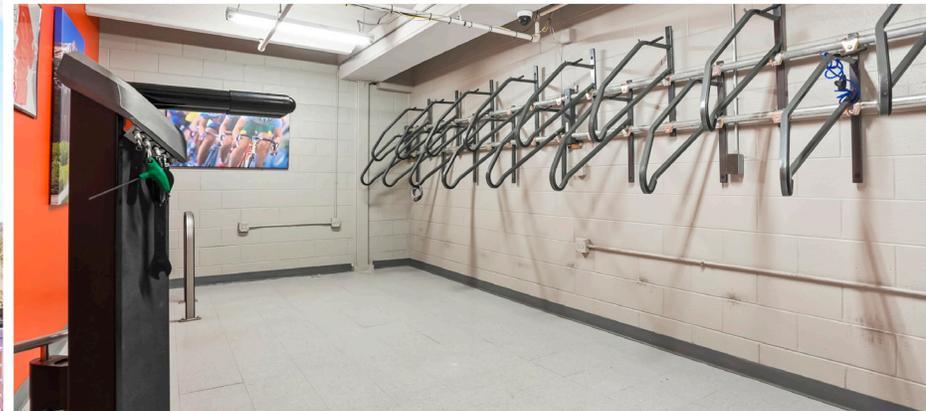
OUTDOOR PATIO
RESORT - STYLE SEATING

BIKE STORAGE
WITH REPAIR STATION

MOUNTIAN VIEWS

CENTRAL ATRIUM
WITH ROOFTOP SKYLIGHTS





Access the Amenities

Conveniently located between Orchard Road and Arapahoe Road, Cascades is easily accessible from the north or south. Placed minutes from I-25 and is just a 10-minute walk from the Arapahoe Village Center Station light rail stop which provide connectivity throughout the Denver Metro Area. Plus, Cascades offices easy access to several restaurants, Fiddler's Green Amphitheatre, and shopping centers.



15 Minutes
to Centennial Airport



20 Minutes
to Downtown Denver



42 Minutes
to DIA





SNARF'S Sandwiches

E ORCHARD RD

E ABERD

Del Frisco's
DOUBLE EAGLE STEAKHOUSE

SPICE TRADE
BREWERY & KITCHEN

YOSEMITE ST

E MAPLEWOOD AVE

Mangia & Bevi
Pizzeria Napoletana



25

ARAPAHOE AT
VILLAGE CENTER STATION
(E & R LINES)

GREENWOOD VILLAGE

MODERN
market
EATERY

TORCHY'S
TACOS

SPROUTS
FARMERS MARKET

McDonald's



S BOSTON ST

S DAYTON ST

FIDDLER'S GREEN
RESTAURANT & BAR

IC
BREWHOUSE

BENEDICT'S
BREAKFAST • LUNCH • BURGERS



SPITZ
Multicultural Ethnic Food

PINDUSTRY



Chuy's

Garnish



YOSEMITE ST

Cafe Rio
MEXICAN GRILL

DUNKIN'
DONUTS



MEATBALL

Chick-fil-A

brothers
BBQ

E PEAKVIE



W AVE

SE WAY

E RD

ARAPAHO

TWIN PEAKS
FINE BOTTLED BEER

inn
McCool's

Wile High
Burrito Company
FIRST
WATCH

S CLINTON ST



Schlottsky's

THE
SPORTSBOOK
BAR & GRILL

ZIG
ZAG
SMOKY BURGERS

S UINTA ST

E BRIARWOOD BLVD

YOSEMITE ST

VIEWHOUSE
EATERY, BAR & ROOFTOP

25

E EASTER AVE

S SPRUCE ST

E GEDDES AVE

MAGGIANO'S
LITTLE ITALY

S NORT



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