



	GCP 2 5990 Greenwood Plaza Blvd	GCP 3 7951 E. Maplewood Ave	GCP 5 8000 E. Maplewood Ave	GCP 6 6251 Greenwood Plaza Blvd
Building Size	102,267 RSF	102,987 RSF	103,646 RSF	103,969 RSF
Stories	3	3	3	3
Year of Construction	1980	1979	1981	1981
Floorplate Size	34,079 SF	35,544 SF	35,548 SF	34,656 SF
Lease Rate	\$24.50 FSG	\$24.50 FSG	\$24.50 FSG	\$24.50 FSG
Operating Expenses	2025 Base Year Estimate \$11.71	2025 Base year Estimate \$10.44	2025 Base Year Estimate \$11.96	2025 Base Year Estimate \$11.57
Parking	3.55:1,000 Free Surface	3.39:1,000 Free Surface	3.66:1,000 Free Surface	3.6:1,000 Free Surface Covered Available

AVAILABLE SPACE

Building	Suite	RSF	Comments	Floor Plans
BUILDING 2	255	1,678		
5990 Greenwood Plaza Blvd	135	1,694	Available 2/1/26. Contiguous to 5,507 SF	
	110	2,642		
	118	3,813	Contiguous to 5,507 SF	
	325	18,769	Spec Suite	
BUILDING 3	105	2,327	Available 3/1/2026	
7951 E. Maplewood Ave	310	2,286	Contiguous to 4,828 SF	
	315	2,542	Contiguous to 4,828 SF	
	328	2,819		
BUILDING 5	260	4,401		
8000 E. Maplewood Ave	200	17,491		
	300	23,869		
BUILDING 6	100	2,146		
	350	11,503		

LINDSAY GILBERT
720-528-6314
lindsay.gilbert@cbre.com

MITCH BRADLEY
720-528-6311
mitch.bradley@cbre.com

MEGAN STRAUSS
720-528-6388
megan.strauss@cbre.com

