

GREENWOOD

C O R P O R A T E
P L A Z A 4



Top Floor | 35,870 SF
FOR LEASE

SIGNAGE AVAILABLE

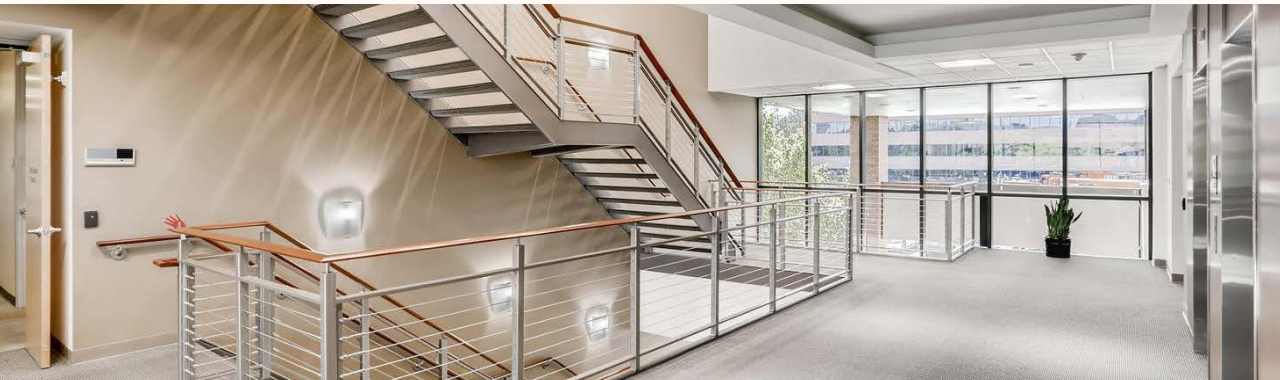
4

3051

CBRE

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 **DRAWBRIDGE**
REALTY



ADDRESS

★
8051 E Maplewood Ave.,
Greenwood Village, CO 80111



RENTABLE AREA

★
104,459 square feet



NO. OF STORIES

★
3



PARKING

★
3.3:1,000



TYPICAL FLOORPLATE

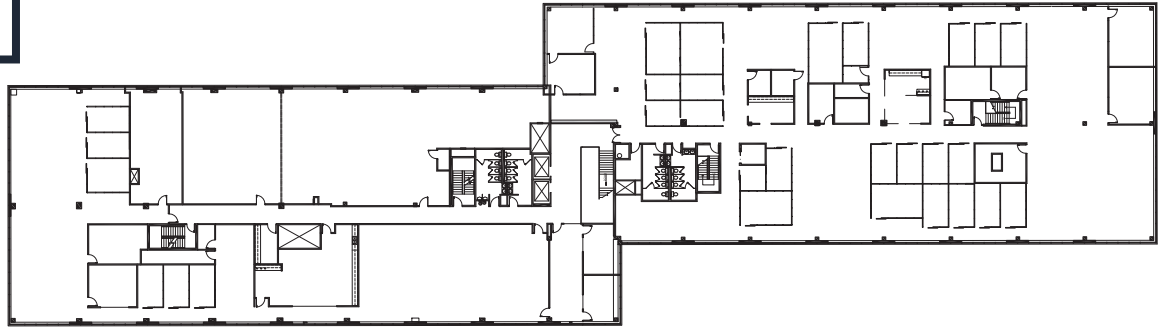
★
34,000 SF with 17,000 SF wings



OWNERSHIP

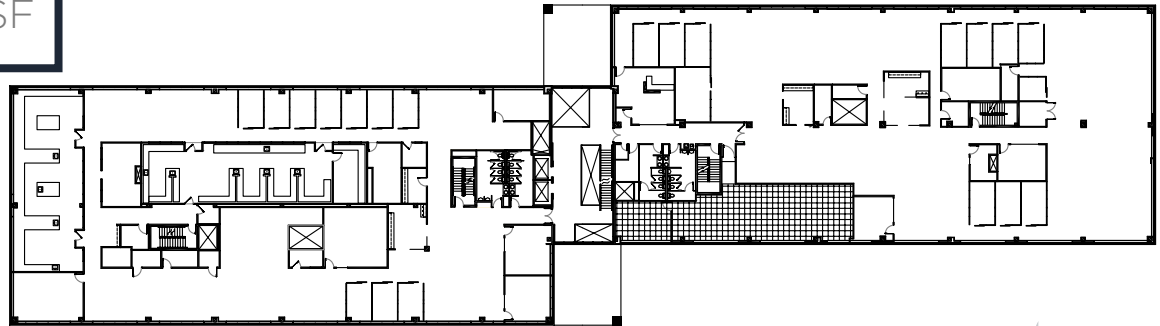
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Drawbridge Realty
www.drawbridgerealty.com

THIRD FLOOR - 35,870 SF
Available April 1, 2020

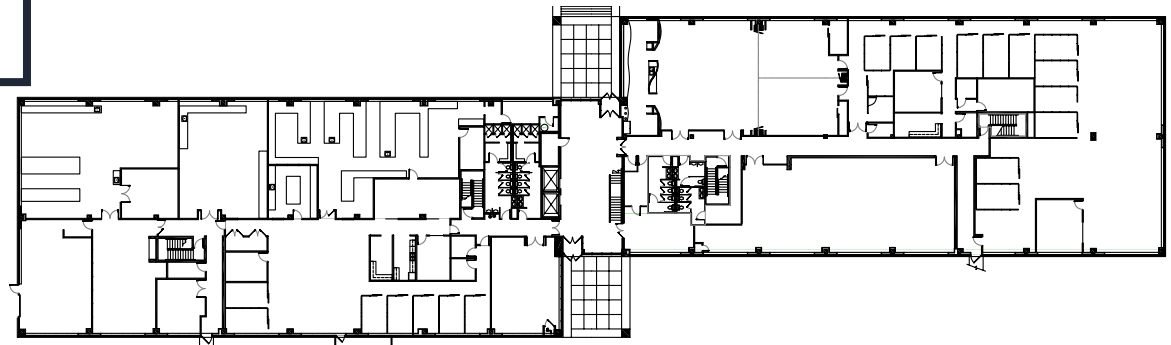


FUTURE POTENTIAL GROWTH
Available June 1, 2023

SECOND FLOOR - 34,310 SF



FIRST FLOOR - 34,279 SF



PROPERTY HIGHLIGHTS



**COMMON
CONFERENCE
ROOM**



**COVERED
OUTDOOR
PAVILION WITH
BARBECUE**



**CLOSE TO
LIGHT RAIL,
RESTAURANTS,
HOTELS AND
DAYCARE**



**COURTESY
SHUTTLE**



**BUILDING/
MONUMENT
SIGNAGE**



**LEED
SILVER
CERTIFIED**



EXCEPTIONAL CENTRAL LOCATION

Greenwood Corporate Plaza 4 is located in the heart of the Greenwood Plaza micromarket. In addition to the Property's on-site amenities, its central Southeast location, easy freeway access (I-25 is less than 1/2 mile away), and nearby light rail stations offer incredible ease of access for tenants. A private courtesy shuttle is available to the six Greenwood Corporate Plaza buildings, providing direct access to light rail as well as nearby retail amenities. The Property also benefits from a tremendous surrounding amenity base including Greenwood Athletic Club, Doubletree by Hilton Hotel, and countless retailers/restaurants. Additionally, Building 4 is surrounded by Denver's top executive housing areas, including Cherry Hills, The Preserve, Greenwood Village, and Glenmoor.



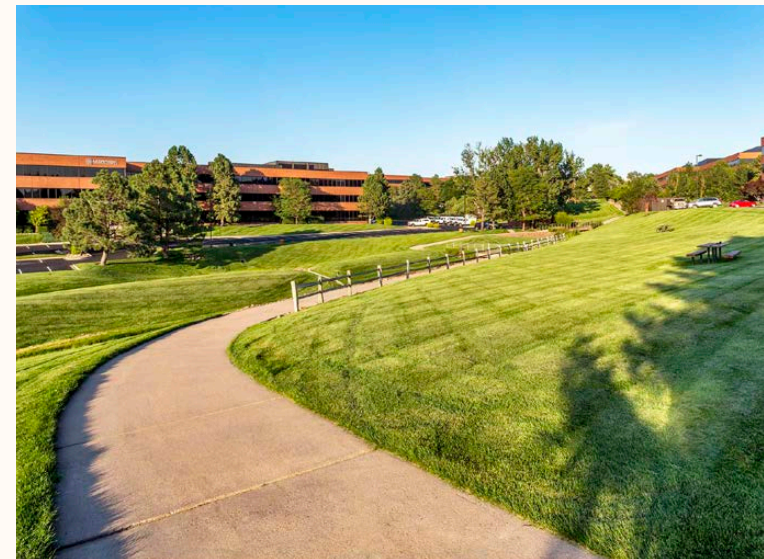
INSTITUTIONALLY OWNED & MAINTAINED

Greenwood Corporate Plaza 4 has been impeccably owned and maintained with significant capital improvements in recent years. This capital investment, including new roofs, new HVAC systems, and extensive lobby/common area upgrades, in concert with the Property's inherent strengths, ensures tenant satisfaction. Additional campus-wide improvements include landscaping, walkways, building/monument signage, and parking lot upgrades.



TIMELESS ARCHITECTURE & DESIGN WITHIN A PREMIER CORPORATE OFFICE PARK

Greenwood Corporate Plaza 4 is located within the 36-acre Greenwood Corporate Plaza office campus, one of Southeast Denver's premier corporate campuses. Building 4 offers 104,459 square feet of high-quality office space in a three-story building set amongst lush, beautifully landscaped grounds. This highly sought after outdoor space is an amenity that few properties can rival. The building's timeless red-brick design, continuous glass line, rare 9' ceilings, efficient 34,000 SF rectangular floorplates (divided into 17,000 SF wings), ample parking, walking paths, outdoor seating areas, three-story atrium lobby, and mountain views appeal to large corporate users. With a wide array of on-site amenities including tenant shuttle service to light rail and nearby retail amenities and deli, the Greenwood Corporate Plaza office campus sets itself apart from the competition.





- BELLEVIEW STATION**
- 1 Los Chingones
 - 2 Urban Egg
 - 3 Ruth's Chris Steakhouse
 - 4 Orange Theory Fitness
 - 5 Waxing the City
 - 6 Sushi-Rama
 - 7 Tap & Burger
 - 8 A-Line Clothing
 - 9 Ambli Restaurant
 - 10 Corvus Coffee Roasters
 - 11 The Nest
 - 12 Le French
 - 13 Taco Bell
 - 14 McDonald's
- THE LANDMARK**
- 1 Hapa Sushi
 - 2 Jing
 - 3 Slattery's Irish Pub
 - 4 Comedy Works
 - 5 Pizza Republica
 - 6 Ted's Montana Grill
 - 7 Bad Daddy's Burger Bar
 - 8 Early Bird
 - 9 Yanni's Greek
 - 10 CycleBar
 - 11 Landmark Movie Theatre
 - 12 Zeal
- ARAPAHOE MARKETPLACE**
- 1 Jackson's Sports Grill
 - 2 Ramano's Macaroni Grill
 - 3 Chuy's
 - 4 Tacabe, American-Indian
 - 5 Torchy's Tacos
 - 6 Five Guys
 - 7 Starbucks
 - 8 Sprouts Farmers Market
 - 9 Papa Murphy's
 - 10 Red Robin
 - 11 Papa John's Pizza
 - 12 Einstein Bros Bagels
 - 13 Dairy Queen
 - 14 Good Times
 - 15 Arby's
 - 16 Chipotle
- SOUTH SYRACUSE ST**
- 1 Shanahan's Steakhouse
 - 2 Snooze
 - 3 Wendy's
 - 4 Griffin Tavern
- ORCHARD STATION**
- 1 Greenwood Athletic Club
 - 2 DoubleTree Hilton Hotel
 - 3 Starbucks
 - 4 Del Frisco's Steakhouse
- ARAPAHOE AT VILLAGE CENTER**
- 1 Starbucks
 - 2 Tokyo Joe's
 - 3 Chinook Tavern
 - 4 Urban Market

GREENWOOD
CORPORATE PLAZA 4

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FOR MORE INFORMATION, PLEASE CONTACT:

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