



CARRARA PLACE



6200 S. SYRACUSE WAY | GREENWOOD VILLAGE, CO 80111



BUILDING INFORMATION

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Carrara Place is an elegant Class A trophy office building. Renovated in 2017, this LEED Gold certified, high-end asset features a marble curtain wall, solidifying the Property's status as one of the most sought-after buildings in the Southeast Denver area. Offering distinct competitive advantages including 9' ceilings, a new state-of-the-art fitness center and conference facility, Denver's largest floorplates, and an outstanding continuous glassline framed by Italian Carrara marble, Carrara Place attracts a wide range of corporate office space users.



Building Size:

>> 237,681 SF

Average Floorplate:

>> 59,000 SF

Floors

>> Four (4)

Rate

>> \$26.00 - \$27.00/SF

Full Service Gross

2017 Operating Expenses:

>> \$10.98/SF

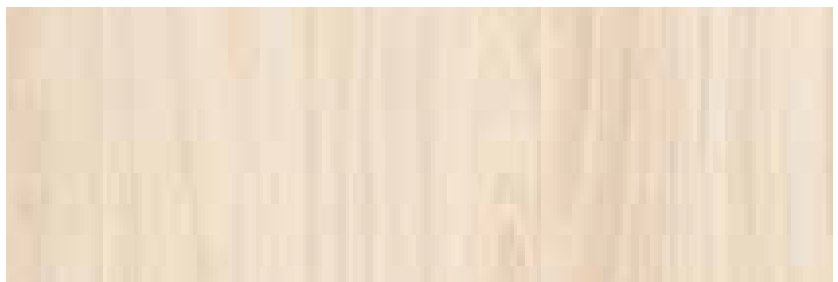
Parking Ratio:

>> 3.5 per 1,000 SF

Surface: Free

Covered: \$55/space/month

Reserved: \$75/space/month



AVAILABILITY

SUITE	RSF	COMMENTS
410-A	7,793	Spec Suite. Ten (10) exterior offices, conference room, work room, break room, reception and large open area.
410-B	4,001	Spec Suite. Six (6) exterior offices, conference room, work station, break room, reception and open area.
410-C	4,759	Spec Suite. Six (6) exterior offices, conference room, work room, IT room, break room, reception and open area.
450	5,256 SF	Spec suite. Up to six (6) perimeter offices, conference room, up to two (2) work rooms, break room, reception and open area.
2nd FL	55,844 SF	Full floor opportunity.

**Suites 410-A, 410-B, and 410-C are contiguous to 16,554 RSF.*

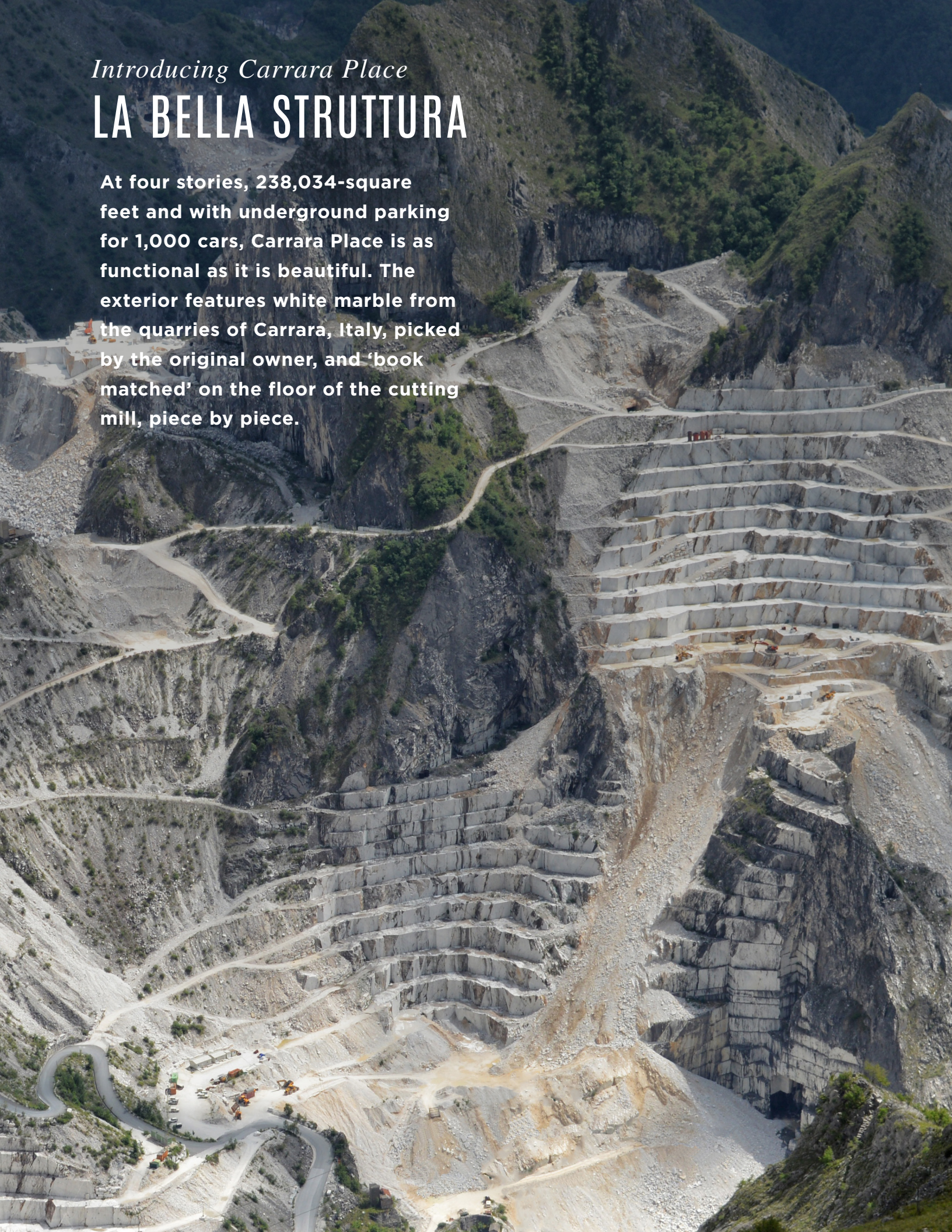
AMENITIES



Introducing Carrara Place

LA BELLA STRUTTURA

At four stories, 238,034-square feet and with underground parking for 1,000 cars, Carrara Place is as functional as it is beautiful. The exterior features white marble from the quarries of Carrara, Italy, picked by the original owner, and 'book matched' on the floor of the cutting mill, piece by piece.

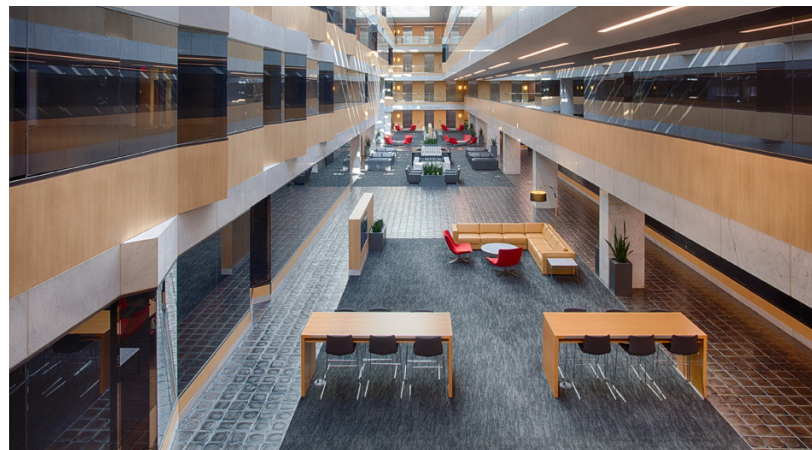
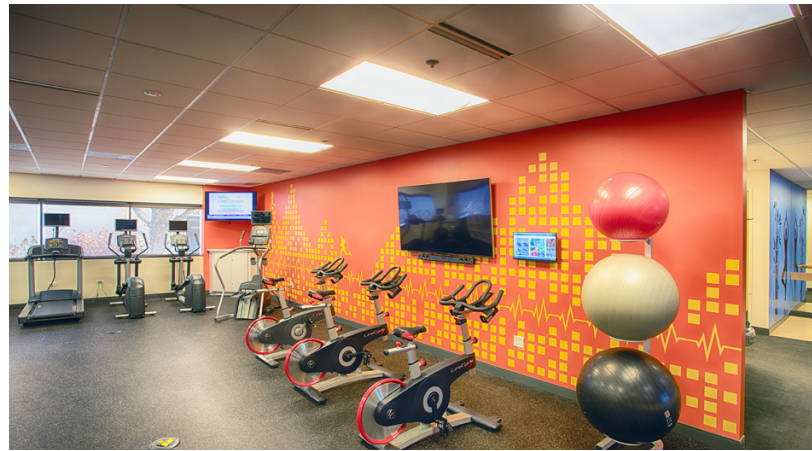


CARRARA PLACE

Treat Your Employees To Something Better

AMENITIES

Newly renovated in 2017, Carrara Place offers elegant and modern amenities for all residents. On the patio, your employees will be able to relax while taking in the exceptional mountain views. Stepping into the serene lobby or sitting in one of the large capacity conference rooms, clients and employees will feel comfortable and welcomed. The café and fitness center provide convenient options for all that visit. Conveniently located, Carrara Place is just minutes from the Light Rail and also provides secured covered parking. Carrara Place has something to enjoy for everyone.

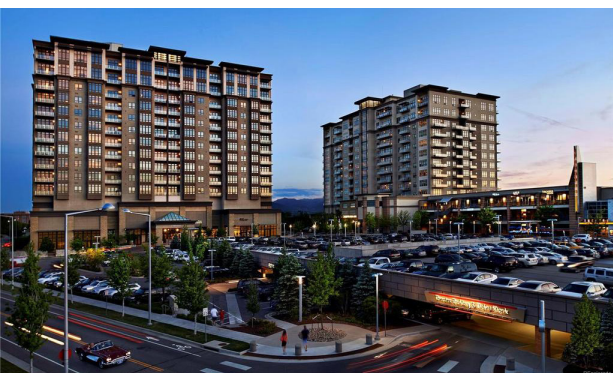


CARRARA PLACE

NEIGHBORHOOD

100+ Restaurants Nearby | 40+ Hotels | 60+ Happy Hour Locations

As one of the state's most desired communities to conduct business, Greenwood Village holds two world class business parks and is set against the exquisite Colorado scenery. With a centralized location, Greenwood Village provides exceptional access to transportation, quality residential housing, and an attractive business environment. Along with that, businesses also enjoy opportunities for recreation and leisure time activities with nearby parks, shopping, dining, and beautiful landscaping that is appealing for the business owner or the customer. At the heart of it, Carrara Place invites you to join a number of neighborhood business working alongside Fortune 500 companies in a refreshing and innovative business community focused on economic vitality and success.



CONTACTS

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