





ONE

6400 South Fiddler's Green Circle Greenwood Village, CO 80111

Plaza Tower One is Denver's best known suburban office building and a true landmark in Colorado. Standing 22 stories tall, this grand building is visible throughout metro Denver and defines the southeast suburban market.

Total Building SF: 468,885 SF

Stories: 22 Stories, served by ten (10) elevators

Typical Floor: 22,500 SF

Parking: 3:1000 SF, structured parking, served

by three (3) elevators and includes electric car charging stations

Sustainability: • LEED® Gold Certified

• Energy Star Rated

• High efficiency restroom fixtures

Ceiling Height: 9

Loading and Freight: • Enclosed truck loading dock

• Dedicated freight elevator

Transportation: Plaza Tower One is located immediately

adjacent to Village Center Light Rail Station, which adds to the appeal of the building for both corporate and local

businesses.

Property Management: On-site ownership and property

management

Employee Appeal: • Etai's Bakery Cafe on-site

 Walking distance to additional restaurants and retail amenities

 Well equipped fitness center, with men's and women's locker rooms

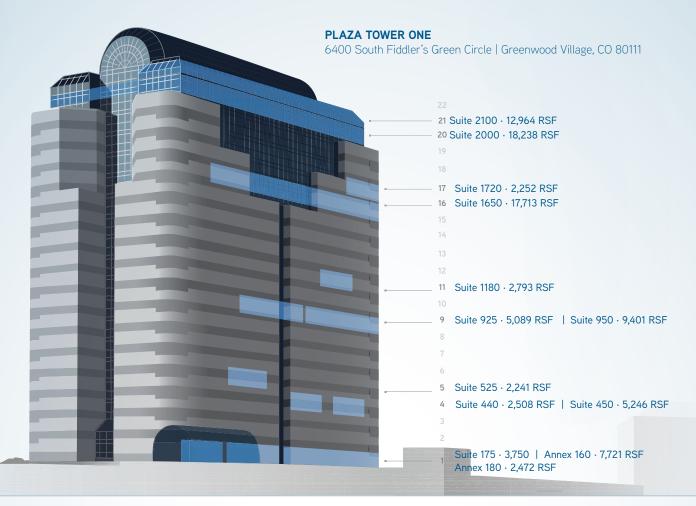
Corporate Appeal: • The South Denver landmark office

tower

 Timeless construction with Spanish granite and glass exterior and a twostory main reception lobby provides an impressive, professional feel

Sweeping 360° views

 State-of-the-art conference center with board room, two training/meeting rooms and pre-function area



AVAILABLE SPACE

SUITE	RSF	COMMENTS	SUITE	RSF	COMMENTS
Annex 160	7,721	Private entry, prominent atrium visibility and ease of access to parking garage, conference center/cafe and plaza. Mostly open layout with conference room & two (2) offices.	925	5,089	Ten (10) exterior offices, conference room, and large open area.
			950	9,401	Elevator lobby identity, sixteen (16) exterior
Annex 180	2,472	Seven (7) offices & break room. Conveniently located near conference center, café &			offices, conference room, break room & large open area.
		parking garage.	1180	2,793 17,713	Elevator lobby identity, four (4) exterior offices, conference room, break room & open area.
175	3,750	Available July 2018. Outstanding 1st floor lobby identity. Four (4) offices, conference room, break room & open area.			
					270 degree views white-boxed space with double elevator identity.
440	2,508	Superior mountain views for low-rise space. Five (5) exterior offices, kitchen, work room & IT closet.	1720 2,25	2,252	Three (3) offices, conference room, break room & open area.
450	5,246	Four (4) exterior offices, conference room, break room & large open area.	2000	18,238	Available October 1, 2018. Complete 20th floor with 360 degree views. Twenty-two
525	2,241	Spec suite with Class A finishes and elevator lobby identity. Two (2) exterior offices, conference room, break room & open area.		(22) exterior offices, conference room, break room & large open area.	
			2100	12,964	Available October 1, 2018. Ten (10) exterior offices, conference rooms, break room & large open area.

^{*}Suite 440 and 450 are contiguous to 7,754 SF



