



PLAZA TOWER

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:	<ul style="list-style-type: none"> • LEED® Gold Certified • Energy Star Rated • High efficiency restroom fixtures
Ceiling Height:	9'
Loading and Freight:	<ul style="list-style-type: none"> • 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:	<ul style="list-style-type: none"> • 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:	<ul style="list-style-type: none"> • The South Denver landmark office tower • Timeless construction with Spanish granite and glass exterior and a two-story 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

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22	
21	Suite 2100 · 12,964 RSF
20	Suite 2000 · 18,238 RSF
19	
18	
17	Suite 1720 · 2,252 RSF
16	Suite 1650 · 17,713 RSF
15	
14	
13	
12	
11	Suite 1180 · 2,793 RSF
10	
9	Suite 925 · 5,089 RSF Suite 950 · 9,401 RSF
8	
7	
6	
5	Suite 525 · 2,241 RSF
4	Suite 440 · 2,508 RSF Suite 450 · 5,246 RSF
3	
2	
1	Suite 175 · 3,750 Annex 160 · 7,721 RSF Annex 180 · 2,472 RSF

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/café and plaza. Mostly open layout with conference room & two (2) offices.	925	5,089	Ten (10) exterior offices, conference room, and large open area.
Annex 180	2,472	Seven (7) offices & break room. Conveniently located near conference center, café & parking garage.	950	9,401	Elevator lobby identity, sixteen (16) exterior offices, conference room, break room & large open area.
175	3,750	Available July 2018. Outstanding 1st floor lobby identity. Four (4) offices, conference room, break room & open area.	1180	2,793	Elevator lobby identity, four (4) exterior offices, conference room, break room & open area.
440	2,508	Superior mountain views for low-rise space. Five (5) exterior offices, kitchen, work room & IT closet.	1650	17,713	270 degree views white-boxed space with double elevator identity.
450	5,246	Four (4) exterior offices, conference room, break room & large open area.	1720	2,252	Three (3) offices, conference room, break room & open area.
525	2,241	Spec suite with Class A finishes and elevator lobby identity. Two (2) exterior offices, conference room, break room & open area.	2000	18,238	Available October 1, 2018. Complete 20th floor with 360 degree views. Twenty-two (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



ROBERT WHITTELSEY | KATY SHEEHY
COLLIERS INTERNATIONAL
4643 South Ulster Street | Suite 1000 | Denver, CO 80237
303.745.5800 | 303.745.5888 fax | www.colliers.com/denver

