

FOR SUBLEASE

PLAZA TOWER ONE

SUITE 180A

6400 SOUTH FIDDLERS GREEN
CIRCLE, SUITE 180A

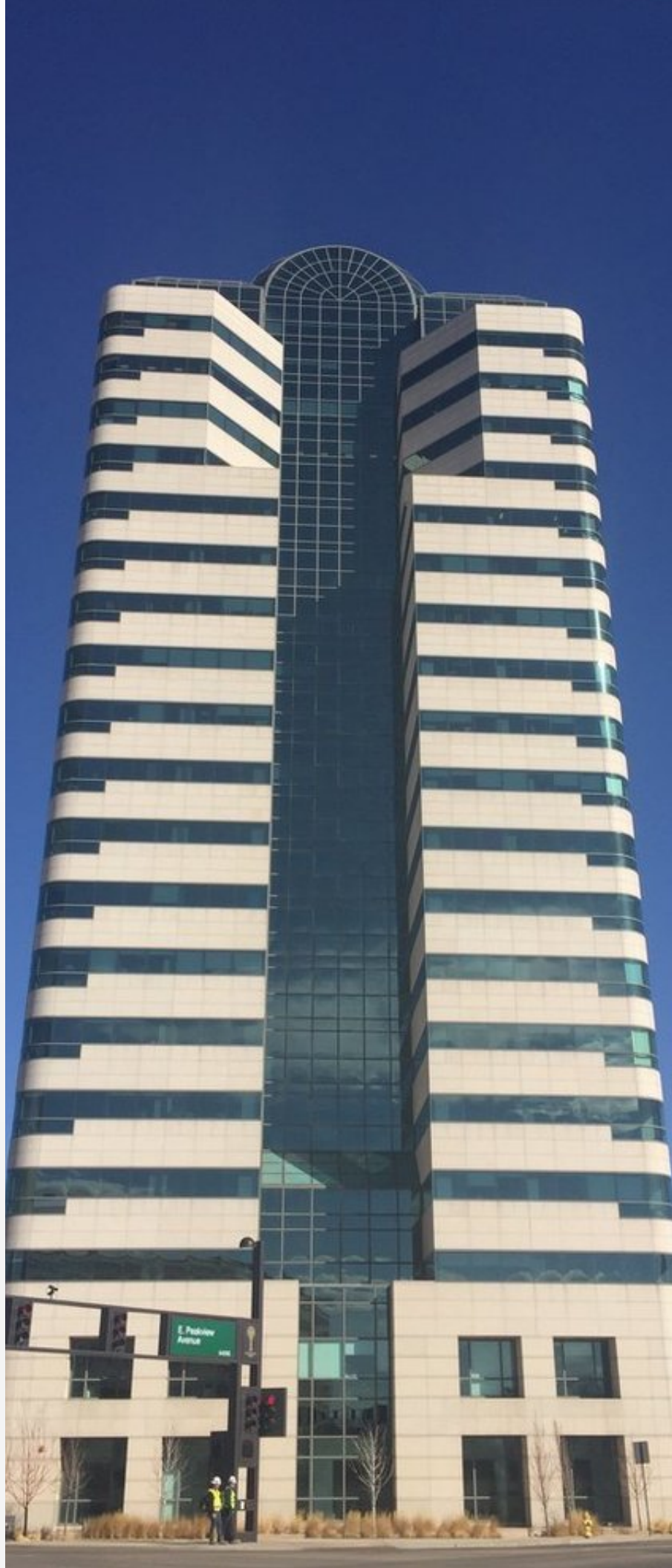
Greenwood Village, CO 80111

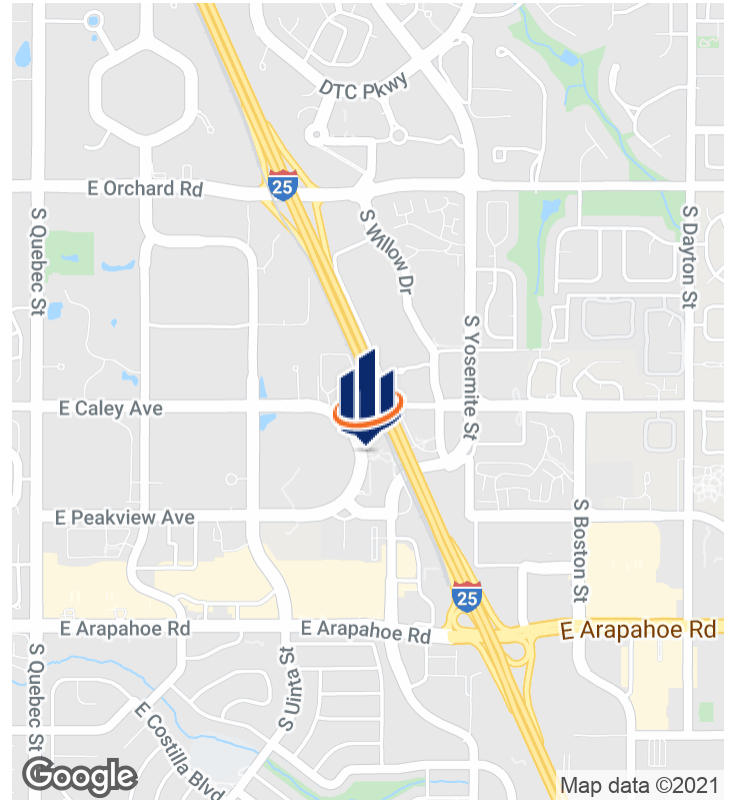
PRESENTED BY:

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OFFERING SUMMARY

LEASE RATE:	\$26.00 - \$28.00 SF/yr [Full Service]
BUILDING SIZE:	468,885 SF
AVAILABLE SF:	2,472
LOT SIZE:	5.52 Acres
YEAR BUILT:	1985
ZONING:	PUD

SUITE 180A OVERVIEW

Suite 180A is a 1st floor 2,472sf office space directly off the lobby of Plaza Tower One.

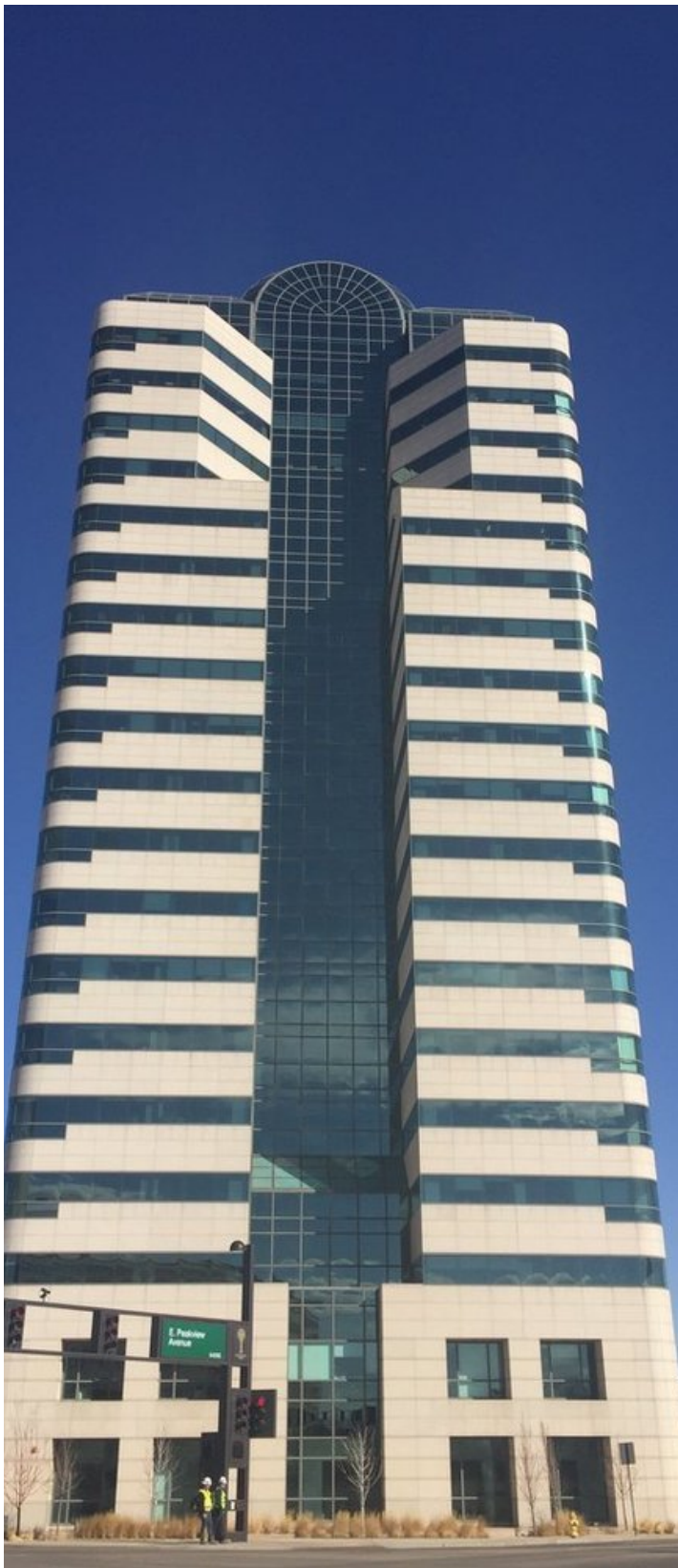
Features Include:

- 2 Window Offices
- Reception
- Break Room
- Large Open Room for Workstations
- Conference Room
- Storage Closet

Suite 180A available for Sublease | Sublease Expiration Date 1/31/2023

SPACES	LEASE RATE	SPACE SIZE
SUITE 180A	\$26.00 - 28.00 SF/yr	2,472 SF
SUITE 1400	\$29.50 - 31.50 SF/yr	5,084 SF

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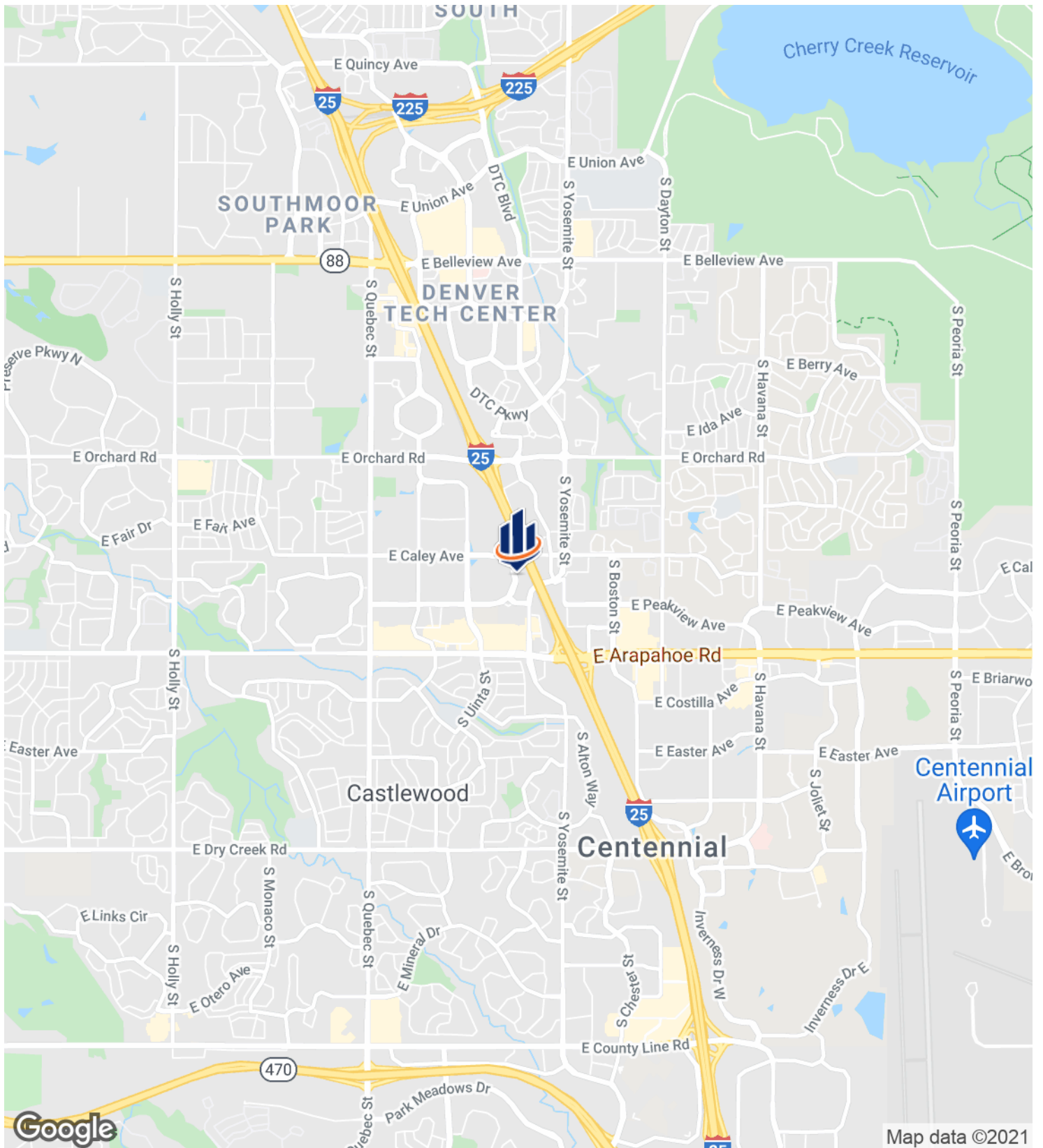
PROPERTY DESCRIPTION

Plaza Tower One is Denver's best-known suburban office building. This 22-story office building offers dramatic 360-degree views of the Colorado Front Range and the Denver Metro Area. This extraordinary Denver landmark provides occupants of the building with an unsurpassed business setting with unparalleled vehicular and public transportation options via immediate access to the Arapahoe Village Center Station light rail stop.

Amenities included:

- State of the art conference center with Class AA finishes including a board room and two 67-person training rooms and pre-function kitchen area
- 2,600 square foot fitness center and locker rooms completely renovated in 2017
- On-site Café offering full-service breakfast and lunch
- Attached parking garage
- 24 Hour Access
- Commuter Rail
- Concierge
- Conferencing Facility
- Courtyard
- Fitness Center
- Food Service
- Property Manager on Site
- Restaurant
- Storage Space
- Car Charging Station
- Shower Facilities
- Outdoor Seating

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