

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Orchard Commons Business Park

7335 E Orchard Rd, Greenwood Village, CO 80111



www.FullerRE.com

OWNER/USER OFFICE BUILDING FOR SALE



\$3,156,480 (\$180/SF)

Building Overview

Building:	17,536± SF
Lot Size:	20,384± SF / 0.47 Acres
Parking:	38 Surface - 2/1,000 Ratio
Construction:	Concrete Load Bearing Walls
YOC:	1981 / 2021
Zoning:	PUD - TC
HVAC:	4 Units - Replaced in 2021
Roof:	Replaced in 2017 w/ 10 yr warranty
Taxes:	\$6,351 (2023) - Tax Exempt Status
Expenses:	\$5.70/SF
HOA:	\$2,477/month

Building Narrative

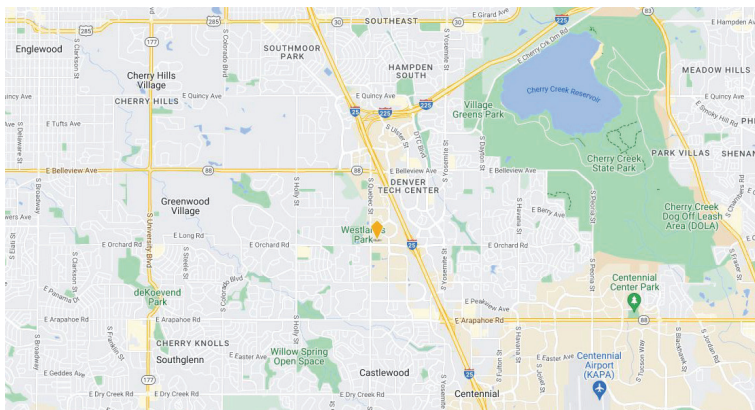
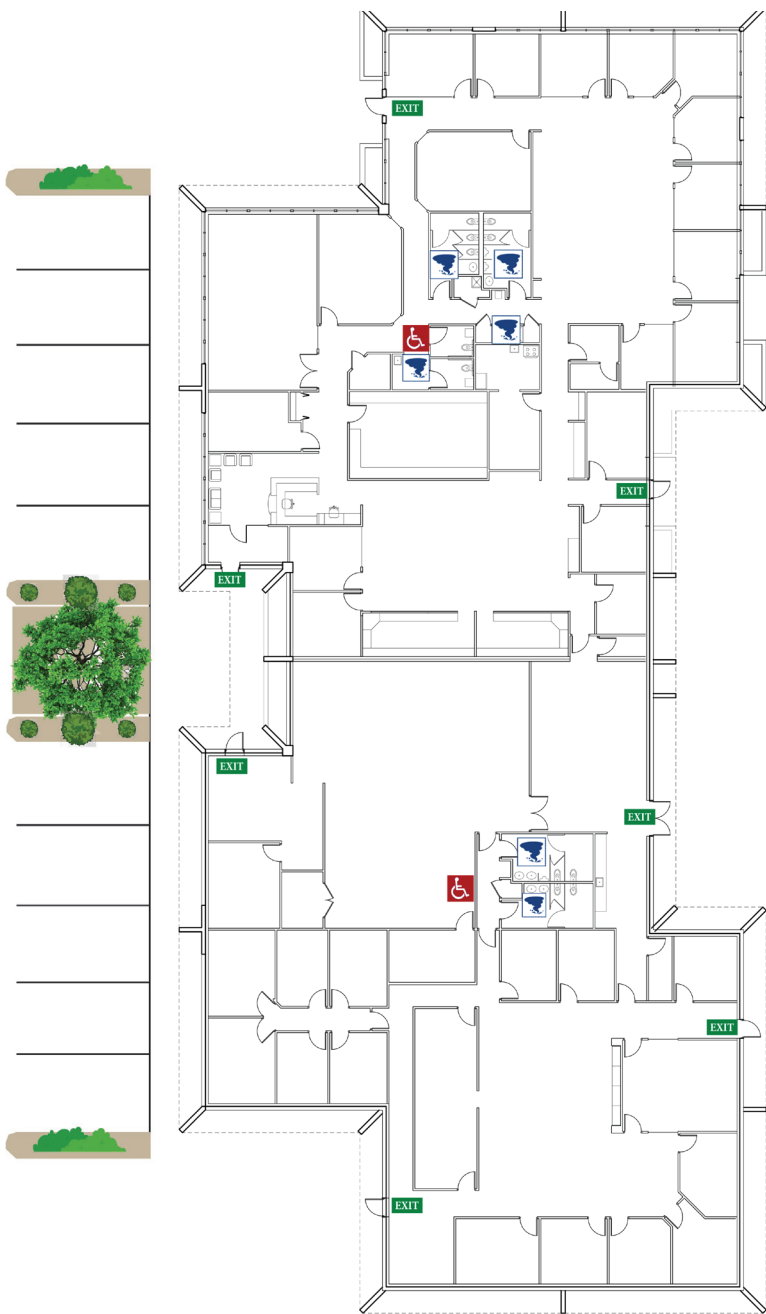
Perfect for an owner/user. This is a one story updated office building with state-of-the-art 20 seat boardroom. Owned Solar Panels cover 80% of electric costs. Newer roof with transferable warranty. Orchard Commons Business Park is located 0.5 miles West of I-25 and Orchard on the corner of Quebec and Orchard, directly across from Club Greenwood and Wetlands Park in Greenwood Village. HOA covers parking lot & sidewalk maintenance, irrigation, snow removal (*not entry steps*), and exterior lighting.

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**BROKERAGE
DISCLOSURE**

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DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population	8,782	98,951	275,537
Households	4,223	43,495	119,742
Median HH Income	\$103,154	\$112,115	\$96,322
Median Age	39.90	40.30	39.70
Traffic	24,638 VPD - E Orchard Rd @ S Quebec St		

CoStar 2023