

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

SELLER FINANCING AVAILABLE

\$2,500,000 (\$142.56/SF)

Aerial Photos: www.AerialDroneClick.com

BUILDING OVERVIEW

Building SF:	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:	\$7,222.08 (2024) Tax Exempt Status
Expenses:	\$5.70/SF
HOA:	\$2,573/Month

PROPERTY HIGHLIGHTS

- Perfect for Owner/User
- Single story building renovated in 2021
- State-of-the-Art 20 seat boardroom
- Owned Solar Panels cover 80% electric costs
- Newer roof with transferable warranty
- Located 0.5 miles West of I-25
- Directly across from Club Greenwood and Westlands Park in Greenwood Village
- HOA covers parking lot & sidewalk maintenance, irrigation, snow removal (*not entry steps*), and exterior lighting

Fuller Real Estate
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**Brokerage Disclosure
to Buyer**

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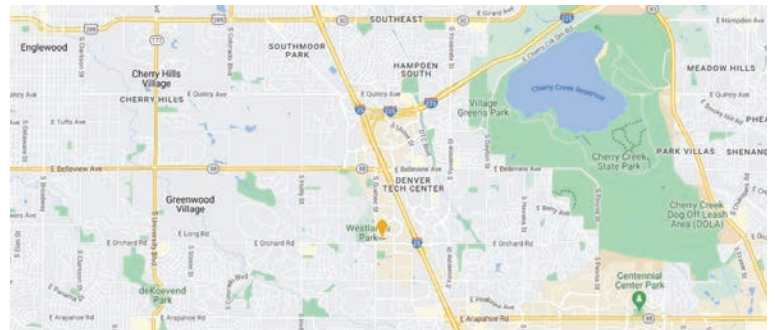
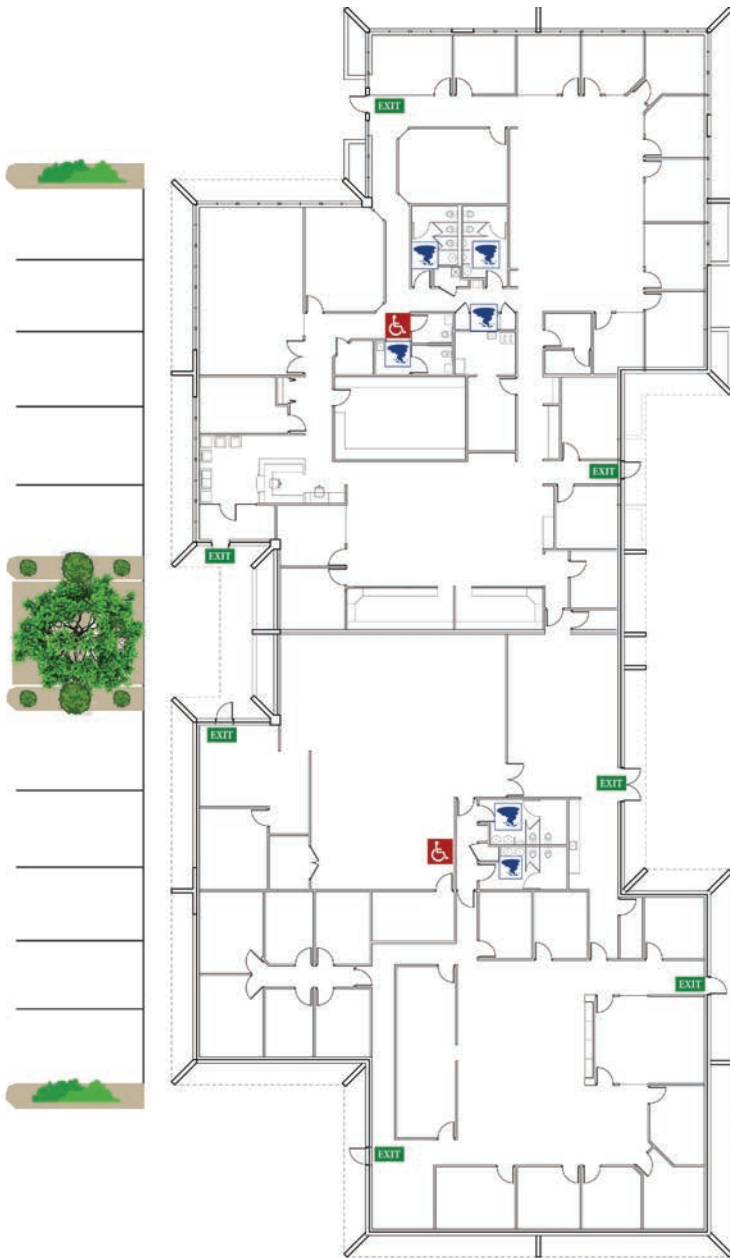
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DEMOGRAPHICS



Population

1 Mile

8,782

3 Miles

98,951

5 Miles

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

Source: CoStar 2024

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