

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



\$3,507,200 (\$200/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:	\$5,164.49 (2022) - 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. There is one tenant that is willing to vacate upon the sale, or could stay for additional income. 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.

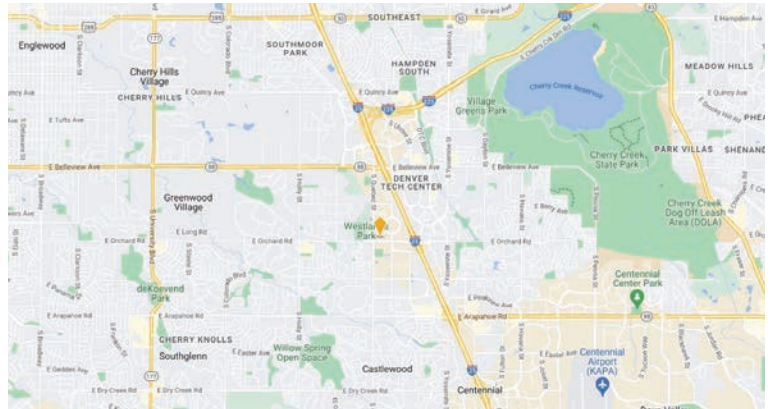
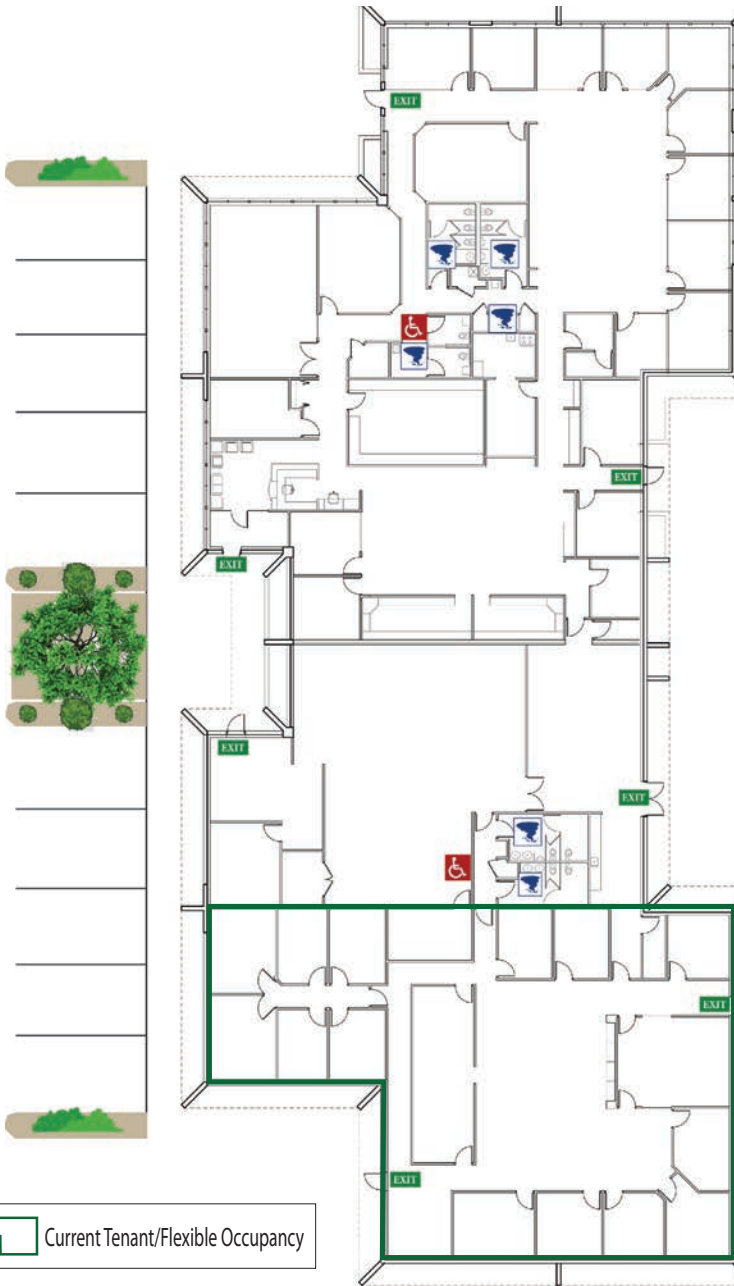
Fuller Real Estate
(303) 534-4822

BROKERAGE
DISCLOSURE

Travis Wanger
(720) 974-2790 direct
(303) 888-1061 mobile
TWanger@FullerRE.com

Alex Scott
(720) 287-5417 direct
(972) 207-8877 mobile
AScott@FullerRE.com

©2023 Fuller Real Estate. All Rights Reserved. Price, terms and availability subject to change without notice.



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