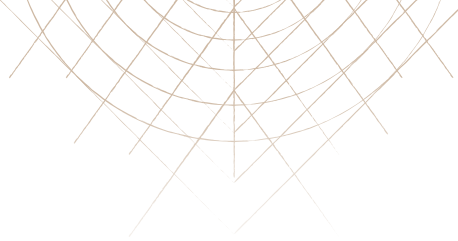




# TUSCANY

VILLAGE CENTER





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VILLAGE CENTER

6312 S. FIDDLERS GREEN CIR  
GREENWOOD VILLAGE, CO 80111



## MUSEUM OF OUTDOOR ART

Tuscany Plaza is proud to display numerous pieces of the Museum of Outdoor Art. Created in 1982, MOA is an award winning synthesis of fine art, architecture and landscape design integrated into our lovely property. It is fully accessible to the public, exemplifying the belief that "Art is a part of everyday life."



## LOVELY NEIGHBORHOD

Tuscany Village Center offers the incredibly rare mix of immediate walkability to a multitude of amenities. Within a 5 minute walk there are over 20 restaurant & retail amenities such as Starbucks, Urban Market, and lifestyle entertainment options including Fiddler's Green Amphitheater and the Museum of Outdoor Arts.

Tenants are also able to walk to the Arapahoe at Village Center RTD light rail station; serving the Denver CBD, Denver International Airport and burgeoning population centers to the south including Lone Tree and Castle Pines.



## CARING OWNER

America Capital Partners is a fully integrated, private commercial real estate investment firm headquartered in Coral Gables, Florida. We enhance our properties through selected programs aimed at providing its clients with an extraordinary work environment.

We accomplish this through the design and development of customized tenant amenity packages, common area upgrade programs, energy efficiency initiatives and lowering operating costs while at the same time improving services.



## UNLIKE ANYTHING ELSE

With a book-matched marble exterior painstakingly assembled to provide a seamless representation of the marble's natural appearance when mined from the Mariotti quarry in Bagnes di Tivoli, Italy, the building's travertine exterior set the standard of quality in Colorado and stands the test of time as one of the finest office developments in the United States.

Encompassing two towers with sweeping views of the mountains and connected by a high-impact atrium lobby, the Property provides tenants the best combination of timeless architecture with a leading amenity package sought after by today's office users.



## ABUNDANT TALENT

Tuscany sits in Denver's Southeast suburban submarket which contains the highest concentration of talent in the Rocky Mountain region.

The surrounding neighborhoods house over 239,000 highly educated employees with over 73% holding a bachelors degree or higher.

Employers can rest assured there will be a continuation of availability of quality employees, because the area is estimated to realize Over 9% population growth in the next 5 years.

## ON-SITE EVERYTHING

### Full Management Team

Property Managers  
Day-porters  
Engineers

### Sustainable Operations

### New Conference Center

State of the Art Fitness Center with Showers and Lockers

Numerous Outdoor Areas for Recreation, Collaboration  
and Relaxation





4

MINUTE

Walk to Light Rail Station

20

MINUTES

To Downtown Denver

12

MINUTES

To Centennial Airport

47

MINUTES

To Boulder

42

MINUTES

To Denver International Airport

56

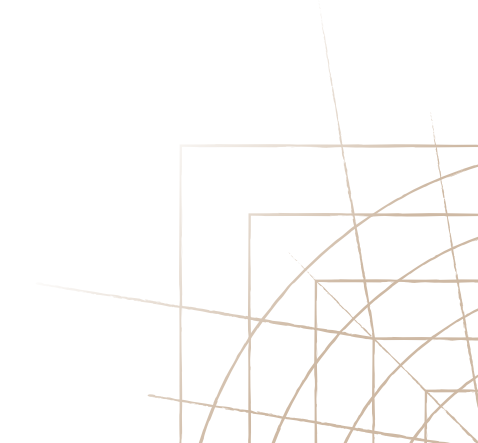
MINUTES

To Colorado Springs





"The mother art is architecture. Without an architecture of our own we have no soul of our own civilization." – **Frank Lloyd Wright**



## FACT SHEET

**Year of Construction**  
1985

**Rentable Area**  
257,875 SF

**Floors**  
Six (6)

**Rate**  
Negotiable

**2024 Estimated Operating Expenses**  
Total: \$17.37  
Taxes: \$6.10

**Parking**  
3.5:1,000 - 100% Structure parking  
Unreserved - \$60.00/space/month  
Reserved - \$90.00/space/month

**Developer**  
John Madden Company

**Ceiling Height**  
9 ft

**Slab to Slab**  
13 ft

LEED Silver Certified  
& sustainably operated

**Telecom Providers**  
Level 3, Comcast & Century Link

**Electrical**  
Each tower has a 3,000 ampere, 277/480-volt,  
3-Phase, 4-wire electrical service providing 173  
watts per square foot





# Colliers

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**ABBY PATILLO**

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