

HIGH POINTE TOWER I

6430 South Fiddler's Green Circle • Greenwood Village, CO 80111



CLASS A OFFICE SPACE FOR LEASE

BUILDING INFORMATION

Total Square Feet:	120,405 RSF
Floors:	Five (5)
Year Built:	1998
Lease Rates:	\$18.00/RSF to \$21.00/RSF Full Service/Gross
Parking Ratio:	3.8 spaces per 1,000 RSF - Surface and Structured (70%) at Market Rates
Expense Stop:	2010 Base Year
Features:	<ul style="list-style-type: none"> • New Lobby & Common Area Finishes. • Card Key Access. • Shower and Locker Facilities. • Common Tenant Conference Room. • Outstanding Views.
Amenities:	<ul style="list-style-type: none"> • Adjacent to the Arapahoe at Village Center Station Light Rail Stop and T.O.D. with over 20,000 SF of new Restaurants and Retailers. • Exceptional I-25 Access. • Direct access to over seventy (70) restaurants, nine (9) banks, & eleven (11) Hotels within a one (1) mile radius.

AVAILABILITY

SUITE	RSF	COMMENTS
150	2,667	Data Center space with upgraded power and A/C.
210	1,278	Build-to-Suit opportunity.
250*	1,749	Corner suite with lots of glass. Five (5) perimeter offices.
255	2,449	Western views! Build-to-Suit.
260*	3,842	Double door elevator lobby entry. Open plan. Build-to-Suit.
300**	13,035	Double door entry with elevator lobby entry! Outstanding south and west views with lots of glass! Divisible.
310**	6,908	Elevator lobby entry! Open plan, build-to-suit! Great northwestern views.
500	24,355	Premier full floor opportunity in Greenwood Village! Divisible.

*Contiguous to 5,591 RSF

**Contiguous to 19,943 RSF

For more information please visit www.highpointetowerI.com.

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ROBERT WHITTELSEY, SIOR, JOHN HUTTO OR GREG DONTCHOS
COLLIERS BENNETT & KAHNWEILER, INC.

Commercial Real Estate Brokerage & Property Management

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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

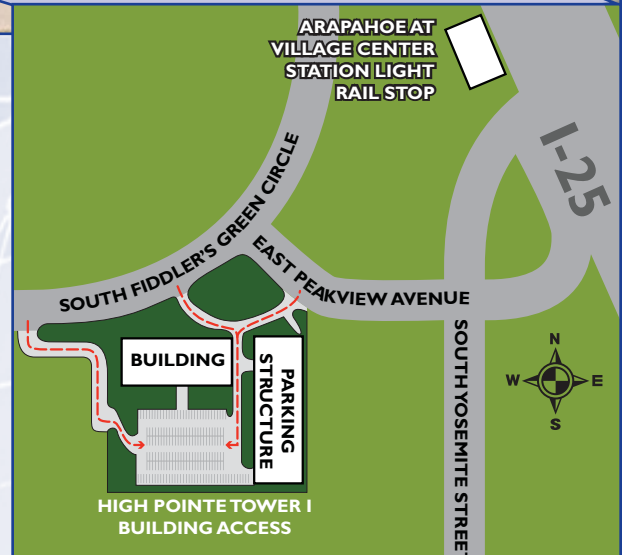
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LOBBY



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