

# LEGACY CASCADES

6300 S. SYRACUSE WAY, CENTENNIAL, CO 80111

COME SEE THE  
NEW LOBBY,  
COMMON AREAS  
AND SPEC SUITES!



## AVAILABILITY 1ST QUARTER 2010

Total Square Feet:	321,491
# of Floors:	Seven (7)
Elevators:	Four (4) passenger; Two (2) freight
Year Built:	1984
Rates:	Starting at \$16.00-\$21.00 RSF/Full Service/Gross/Annum
Parking Ratio:	4.0:1000, (1/2) Surface Free, (1/2) Garage: Unreserved: \$50.00/Month Reserved: \$75.00/Month
Operating Expenses:	2010 Base Year Est. Expenses: \$10.90/RSF
Largest Available:	13,204 RSF
Smallest Available:	1,787 RSF
Building Amenities:	<ul style="list-style-type: none"> <li>• Deli</li> <li>• Conference Facilities</li> <li>• Fitness Facility w/ lockers and showers</li> <li>• On-site Management</li> <li>• Energy Star Labeled</li> <li>• Dish Network available</li> <li>• Storage</li> </ul>
Commission:	\$1.50 per SF, per year Up to a \$7.50 maximum

[www.legacycascades.com](http://www.legacycascades.com)

### FOR MORE INFORMATION:

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SUITE	SIZE/RSF	COMMENTS
110	4,547	<b>BUILDING LOBBY IDENTITY.</b> Perimeter offices, break room with sink and open area.
210	2,147	<b>AWESOME WESTERN VIEWS.</b> Corner suite. Lots of glass. Open floor plan. Elevator lobby identity.
280	1,787	<b>GREAT WESTERN VIEWS!</b> Three (3) offices, break/work room with sink, reception area. .
540*	7,846	<b>OFFICE INTENSIVE SUITE!</b> Nine (9) offices on glass, nine (9) interior offices, conference room, large break room with sink, open area and reception.
550*	5,358	<b>GREAT ELEVATOR IDENTITY.</b> Three (3) offices, break room with sink, work room, large open area.
650	1,872	<b>EFFICIENT SUITE!</b> Five (5) offices on the glass and open interior.
760	5,253	<b>NEW CARPET &amp; PAINT.</b> East facing suite, open floor plan.

\* Contiguous to 13,204 RSF.



The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.