

# THE SOLARIUM BUILDING

7400 EAST ORCHARD ROAD, GREENWOOD VILLAGE, CO



## AVAILABLE SUITES BY SIZE RANGE

### 500 - 1,500 RSF:

1400 N 966 RSF

### 1,501 - 2,000 RSF:

240S 1,721 RSF

2500N 1,574 RSF

3055N 1,503 RSF

### 2,001 - 2,500 RSF:

1900N 2,495 RSF

2800N 2,192 RSF

4035N 2,276 RSF

### 3,001 - 3,500 RSF:

3000N 2,995 RSF

3015N 3,039 RSF

3030N 3,004 RSF

### 4,001 - 4,999 RSF:

270S 4,367 RSF

320S 4,939 RSF

### 5,001 - 6,500 RSF:

175S 5,794 RSF

4050N 6,163 RSF



## AVAILABILITY 1ST QUARTER 2010

Total Square Feet:	171,189
# of Floors:	3 & 4
Elevators:	3
Year Built:	1982
Parking Ratio:	3.5:1000 Structured. Unreserved: \$50.00/month Reserved: \$75.00/month
Base Year:	2010 Base Year Est. Expenses \$9.60/RSF
Commission:	\$1.10/SF per year up to \$5.50/SF
TI:	Negotiable
Rates:	Starting at \$14.50-\$17.50/RSF Full Service/Gross/Annum
Largest Available:	6,163 RSF
Smallest Available:	966 RSF
Building Amenities:	<ul style="list-style-type: none"> <li>• Deli</li> <li>• Conference Room</li> <li>• Barber Shop</li> <li>• Shoe Shine</li> <li>• On-site Management</li> </ul>

### FOR MORE INFORMATION:

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