

6400 S Fiddlers Green Cir - Plaza Tower One

Greenwood Village Submarket • Greenwood Village, CO 80111



Building Type:	Class A Office
Status:	Built in 1985
Size:	468,885 SF
Typical Floor:	22,500 SF
Stories:	22
Land Area:	240,600 SF (5.52 AC)
Total Avail:	1,069 - 136,623 SF Avail
% Leased:	89.3%
Building Vacant:	50,072 SF

Landlord Rep:	-
Developer:	John Madden Company
Management:	Granite Properties, Inc.
True Owner:	Granite Properties, Inc.
Recorded Owner:	GPI Plaza Tower, LP
Expenses:	\$13.85/SF (2015)
Parcel Number:	2075-21-4-13-005
Total Spaces:	20
Smallest Space:	1,069 SF

Amenities:	Conferencing Facility, Energy Star Labeled, Fitness Center, Metro/Subway, On Site Management, Restaurant
Parking:	Covered Spaces @ \$55.00/mo; Reserved Spaces @ \$75.00/mo; Ratio of 3.00/1,000 SF
For Sale:	Not For Sale

FLOOR	SF AVAIL	FLOOR CONTIG	BLDG CONTIG	RENT	OCCUPANCY	TERM	TYPE
P 1st	7,721 SF	7,721 SF	7,721 SF	\$26.00-28.00/fs	Vacant	3 to 10 Years	Direct
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P 1st	11,123 SF	11,123 SF	11,123 SF	\$26.00-28.00/fs	Vacant	3 to 10 Years	Direct
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P 2nd	5,709 SF	5,709 SF	5,709 SF	\$26.00-28.00/fs	Vacant	3 to 10 Years	Direct
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FLOOR	SF AVAIL	FLOOR CONTIG	BLDG CONTIG	RENT	OCCUPANCY	TERM	TYPE
P 3rd	17,093 SF	17,093 SF	17,093 SF	\$26.00-28.00/fs	Aug 2016	3 to 10 Years	Direct
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P 5th	5,593 SF	5,593 SF	5,593 SF	\$26.00-28.00/fs	Oct 2016	3 to 10 Years	Direct
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P 9th	13,061 SF	13,061 SF	13,061 SF	\$26.00-28.00/fs	Mar 2016	3 to 10 Years	Direct
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P 11th	4,145 SF	4,145 SF	4,145 SF	\$26.00-28.00/fs	Nov 2016	3 to 10 Years	Direct
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P 13th	5,982 SF	5,982 SF	5,982 SF	\$29.50-31.50/fs	Vacant	3 to 10 Years	Direct
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P 13th	1,740 SF	1,740 SF	1,740 SF	\$29.00-31.50/fs	Vacant	3 to 10 Years	Direct
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P 13th	5,632 SF	5,632 SF	5,632 SF	\$24.00/fs	30 Days	2 to 3 Years	Sublet
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P 13th	1,886 SF	1,886 SF	1,886 SF	\$26.00-28.00/fs	Apr 2016	3 to 10 Years	Direct
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P 14th	5,084 SF	5,084 SF	5,084 SF	\$29.50-31.50/fs	Vacant	3 to 10 Years	Direct
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P 16th	6,468-13,898 SF	13,898 SF	13,898 SF	\$18.00/fs	60 Days	Thru Dec 2016	Sublet
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P 17th	9,198 SF	9,198 SF	9,198 SF	\$29.50-31.50/fs	30 Days	Negotiable	Direct
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P 18th	10,087 SF	10,087 SF	10,087 SF	\$32.00-34.00/fs	30 Days	3 to 10 Years	Direct
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P 18th	1,069 SF	1,069 SF	1,069 SF	\$32.00-34.00/fs	Vacant	3 to 10 Years	Direct
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P 18th	3,144 SF	3,144 SF	3,144 SF	\$26.00-28.00/fs	Jun 2016	3 to 10 Years	Direct
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P 18th	2,814 SF	2,814 SF	2,814 SF	\$26.00-28.00/fs	Jul 2016	3 to 10 Years	Direct
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P 19th	4,443 SF	4,443 SF	4,443 SF	\$32.00-34.00/fs	Vacant	3 to 10 Years	Direct
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E 22nd	7,201 SF	7,201 SF	7,201 SF	\$31.00-32.00/fs	Vacant	3 to 10 Years	Direct
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