

5575 DTC Pky - Terrace at Orchard Station - Denver Tech Center



Location: **Terrace at Orchard Station**
AKA Ulster St
Southeast Denver Cluster
Denver Tech Center Submarket
Arapahoe County
Greenwood Village, CO 80111

Developer: **Jay Roulier**
 Management: **CapRidge Management Inc.**
 Recorded Owner: **CPVF II DTC, LLC**

Building Type: **Class B Office**

Status: **Built 1982, Renov 2008**
 Stories: **3**
 RBA: **115,050 SF**
 Typical Floor: **38,303 SF**
 Total Avail: **31,424 SF**
 % Leased: **72.7%**

Expenses: **2016 Tax @ \$2.17/sf; 2014 Ops @ \$6.51/sf**
 Parcel Number: **2075-16-3-01-010**
 Parking: **218 free Surface Spaces are available; 266 Covered Spaces @ \$65.00/mo; Ratio of 3.54/1,000 SF**
 Amenities: **Bus Line, Commuter Rail, Conferencing Facility, Pond/Pool**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 105	4,687	4,687	4,687	\$22.00-\$23.00/fs	Vacant	Negotiable	Direct
P 1st / Suite 125	2,132	2,132	2,132	\$22.00-\$23.00/fs	Vacant	1-10 yrs	Direct
P 1st / Suite 145	2,826	2,826	2,826	\$22.00-\$23.00/fs	Vacant	1-10 yrs	Direct
P 2nd / Suite 250	6,495	6,495	6,495	\$22.00-\$23.00/fs	Vacant	Negotiable	Direct
P 3rd / Suite 320	15,284	15,284	15,284	\$23.50-\$24.50/fs	Vacant	3-5 yrs	Direct