

HIGH POINTE

6430 S. Fiddler's Green Cir. • Greenwood Village, CO 80111



FEATURES & AMENITIES



Adjacent to Arapahoe at Village Center Station Light Rail



Direct access to over seventy restaurants, nine banks & eleven hotels within a one mile radius



Shower and locker facilities



Outstanding views



Large efficient floor plate



Nine foot ceiling height



Common conference room



Card key access

PROPERTY INFO

Total Square Feet

- 119,834 RSF

2026 Operating Expenses

- \$13.44/SF

Floors

- Five (5)

Parking Ratio

- 3.8:1,000 RSF
Covered: \$50/space/month
Reserved: \$80/space/month

Lease Rate

- \$18.00 - \$18.50/RSF NNN

SOUTHEAST SUBURBAN AMENITIES



AMENITIES

- Tokyo Joe's
Robert's Italian Deli
Starbucks
Mangia Bevi Cafe
Urban Market
The Sandwich Board
Fiddlers Green
Marjorie Park
- Jimmy John's
Chipotle
Arby's
McDonald's
Good Times
Taco Bell
Einstein Bros.
Crumbl Cookies
Modern Market
Torchys Tacos
Red Robin
Sprouts
- Pindustry
Grange Hall
Shake Shack
Chuy's
Tocabe

LEASING CONTACTS



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AVAILABILITY

Suite	RSF	Comments
200	4,935	Southwestern facing views! Great identify off of elevator bank, five (5) offices, breakroom, conference room, IT/storage, reception and large bullpen.

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.

Granite