

4,410 sf Office / Flex Space with Warehouse Available for Lease | 6001 S Willow Dr - Unit 185

A peaceful environment with contemporary styling | 6001 SOUTH WILLOW DRIVE | GREENWOOD VILLAGE, COLORADO 80111



Asking Rate:
\$13 psf plus NNN



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A Golden Opportunity - 166 years in the making

This spacious **4,410 square foot office/flex space** recently made available at 6001 South Willow Drive in Greenwood Village is located within a park-like area, roads lined by shade trees most unlike the typical office/ industrial environments. Greenwood Village has a long history dating as far back as 1860 when farms and orchards sprang up soon after gold was discovered. It was incorporated in 1950 and from that time forward, it has grown into one of the most affluent areas around. In turn, Greenwood Village offers many advantages to those businesses who lease in this area, such as its many fine dining restaurants, concert and exhibit centers, seeming endless trail systems running through Greenwood Village connecting to spectacular green spaces, and retail of major anchors filling local and national needs of the many communities and tourists who visit this area annually.

Unit 185 - office / flex space highlights

- ▶ Single-story office / flex space with clean warehouse
- ▶ Competitive lease rate: \$13 psf NNN
- ▶ Available space: 4,410 sf
- ▶ 10' x 12' drive in door : 1
- ▶ Ceiling height: 11 - 12 ft
- ▶ Bathrooms: 1 in the space, another in common area
- ▶ Naturally lit space is flexible for multiple uses
- ▶ Three offices and additional storage area
- ▶ Excellent location in the DTC area
- ▶ Plenty of onsite parking

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- unit 195** Flynn Group
- unit 185** 4,410 sf Available for Lease
- unit 175** Sola Salon
- unit 100** Fit to Live Gym
- unit 200** Inspired Functional Brands Inc

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Demographics (2025 figures unless otherwise noted)

	1 mi	3 mi
Population		
2020 population	10,956	87,857
2025 population	11,484	87,149
Median Age	39.3	40.4
Population by Race		
White	7,864	64,957
Asian	1,748	7,180
Hispanic Origin	1,124	8,374
Households		
2025 Households	5,265	37,705
Owner Occupied Households	2,021	21,231
Renter Occupied Households	3,379	17,071
Income		
Average HH Income	\$131,853	\$149,893
\$25,000 - 50,000	663	3,457
\$50,000 - 75,000	902	4,899
\$150,000 - 200,000	618	4,734
\$200,000 +	1,102	9,915
Avg HH Spending		
Entertainment, Pets, Hobbies	\$5,078	\$5,846
Food & Alcohol	\$9,583	\$10,339
Transportation	\$8,313	\$9,266

Traffic (2025)

On E Orchard Rd at S Quebec St W	24,346 VPD
On S Yosemite St at E Orchard Rd S	28,803 VPD

Sources: demographics > CoStar Group; traffic > TrafficMetrix Products; General > GOBanking Rates | 06.19.26

6001 S Willow Drive, Unit 185 - in Denver's most prestigious suburb

Greenwood Village, Colorado, has been recognized to be one of Denver's most prestigious suburbs, known for its luxury living, and top-tier schools. Unit 185 in the S Willow Drive property is conveniently located in close proximity to I-25 for swift access to almost everywhere in Denver. The surrounding areas are brimming with activities, trails, fine dining, event parks, an outdoor concert venue. For any of your retail needs, the nearby famous Park Meadows mall with 185 indoor stores including familiar big ticket anchor brand names (see next page) is one of many in the area. It may well be worth your time to give a quick call to discuss the possibilities that could help your business grow.

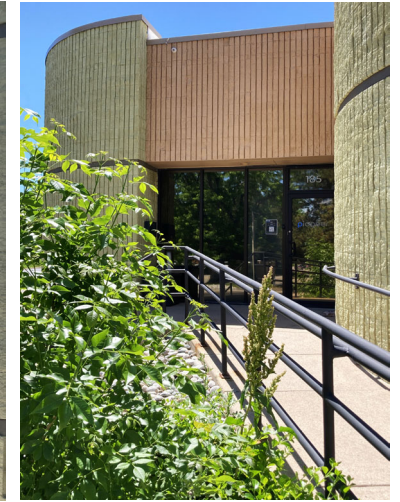
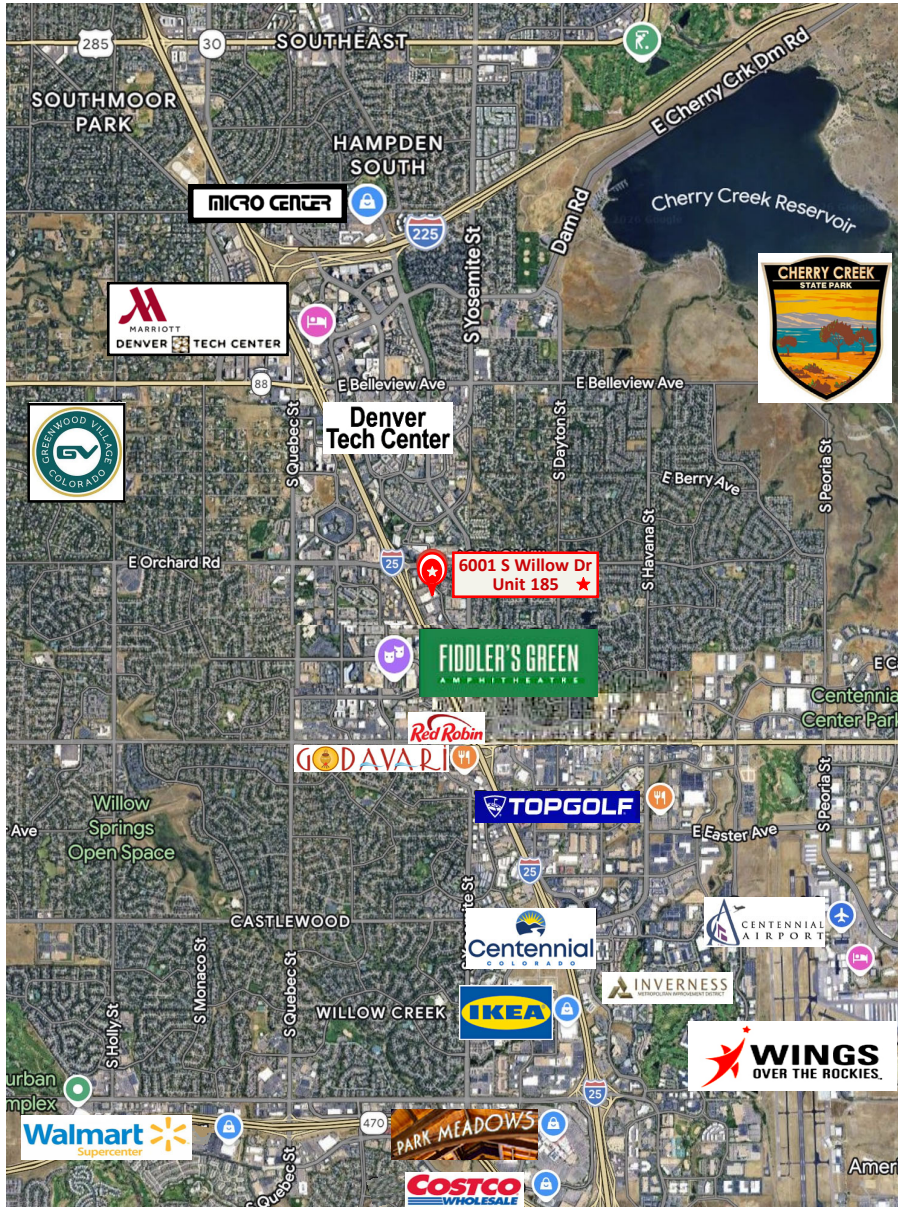


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From 1860 to 1950 and beyond!

The 4,410 sf Unit 185 at the 6001 S Willow Drive commercial property located in Greenwood Village, Colorado has recently opened for lease. The building itself boasts a contemporary styling which shows an ambience of distinction amid the Greenwood Village area renowned for being one of Denver's most prestigious suburbs. The area, once an orchard in 1860 is now brimming with activity, heavy retail, dense populations both residential and business, and a great place to enjoy the many trails that emblazon this area that has made this office/flex/warehouse property the perfect fit within a popular area. Just a short few minutes drive away, Cherry Creek State Park offers boating, fishing, swimming and just relaxing amid the peaceful surroundings. Fiddler's Green an outdoor concert venue, Topgolf nearby for personal and business endeavors, and Park Meadows Mall with its 185 stores and main brand anchors all can be a part of your journey when you hop aboard Unit 185 to claim your piece of history in the making.

Opportunity Awaits at Unit 185

Dense retail and restaurants abound in the area. One in particular, the famous nationally renowned Park Meadows Mall houses over 180 brand name stores, just a short drive from your new possible space in Unit 185 at 6001 S Willow Dr. Here are but a few of those stores:



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Unit 185 has much to offer, both inside the walls at 6001 S Willow Dr and beyond. Please give us a call for more detailed information.

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