



PLAZA TOWER

ONE

6400 South Fiddler's Green Circle
Greenwood Village, CO 80111

*The skyline is yours at South
Denver's landmark tower*



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Granite



Unsurpassed Views



24/7 Security



**1 Minute Walk to
Light Rail Station**

Fitwel Certification

A high-impact, people-centric real estate certification committed to promoting health and wellbeing through the built environment



Welcome to the Office



Landlord:

Granite is a privately held commercial real estate investment, development and management company founded in 1991, with offices in Dallas, Houston, Atlanta, Denver and Southern California.

Granite focuses on creating extraordinary customer experiences in each building through environments rich in amenities and customer-centric service.

Granite, a NREI Top Office Owner, has been named as one of FORTUNE's Best Workplaces for nine consecutive years

No Existing Debt:

There is currently no debt on the Building, and the Landlord has ample liquidity to fund costs. All leases are negotiated and signed locally which allows for superior speed to execution.

Dedicated Customer Experience Team

- On-site Property Management
- Engineer
- Day Porter
- Courtesy Officer

Total Building SF:	478,391 SF
Operating Expenses:	\$14.67/SF (2026 Est.)
Stories:	22 Stories, served by ten elevators
Typical Floor:	22,500 SF
Parking:	3:1000 SF, structured parking, including electric car charging stations





Collaborate & Recharge



Modern Food Service



2,600 SF Fitness Center with Showers, Lockers & towel service



On-Site Service



The Southeast's Largest Conferencing Center



Explore the Area

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



**X Restaurants X Hotels X Fitness Centers
Within 5 Minutes**





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For Leasing, Contact:

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