

# FOR LEASE

6080 GREENWOOD PLAZA BLVD., GREENWOOD VILLAGE, CO



**2,874 SF - 8,771 SF OFFICE/LAB W/ CLEAN ROOM**  
**\$30.56-\$31.56/SF FULL SERVICE GROSS**

- Multiple Space Options
- Lab with Certified Clean Room (Specs available on request)
- Excellent Location
- Well-Finished
- FF&E Negotiable
- Load Factor: 1.117

|                      |                   |
|----------------------|-------------------|
| Total Building Size: | 8,771 SF          |
| Year Built:          | 1979              |
| Zoning:              | PUD (The Commons) |
| Load Factor:         | 1.117             |

## SPACE OPTION 1

|                      |                    |
|----------------------|--------------------|
| Total Unit Size:     | 2,874 SF           |
| Lab/Clean Room Size: | 553 SF             |
| Office Size:         | 2,321 SF (Suite B) |
| Rate:                | \$31.56/SF FSG     |

## SPACE OPTION 2

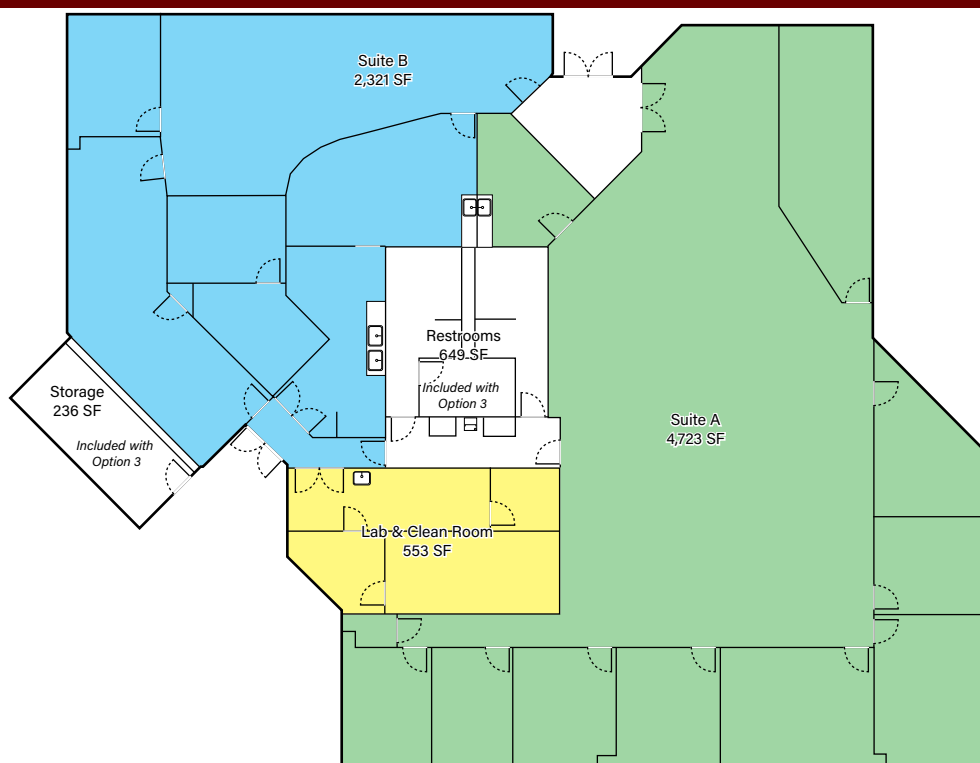
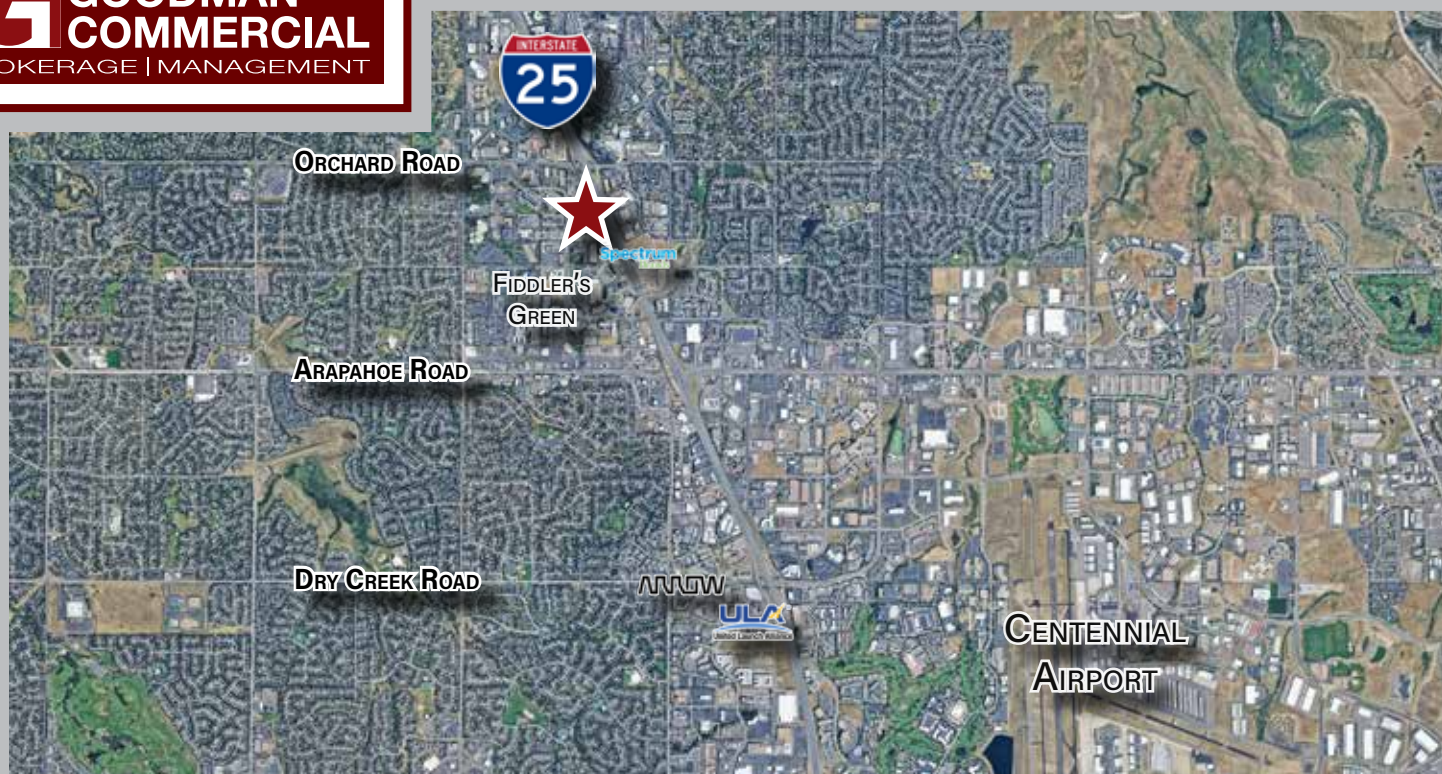
|                      |                    |
|----------------------|--------------------|
| Total Unit Size:     | 5,276 SF           |
| Lab/Clean Room Size: | 553 SF             |
| Office Size:         | 4,723 SF (Suite A) |
| Rate:                | \$31.56/SF FSG     |

## SPACE OPTION 3

|                      |                         |
|----------------------|-------------------------|
| Total Unit Size:     | 8,771 SF                |
| Lab/Clean Room Size: | 553 SF                  |
| Office Size:         | 7,044 SF (Suites A & B) |
| Rate:                | \$30.56/SF FSG          |







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