



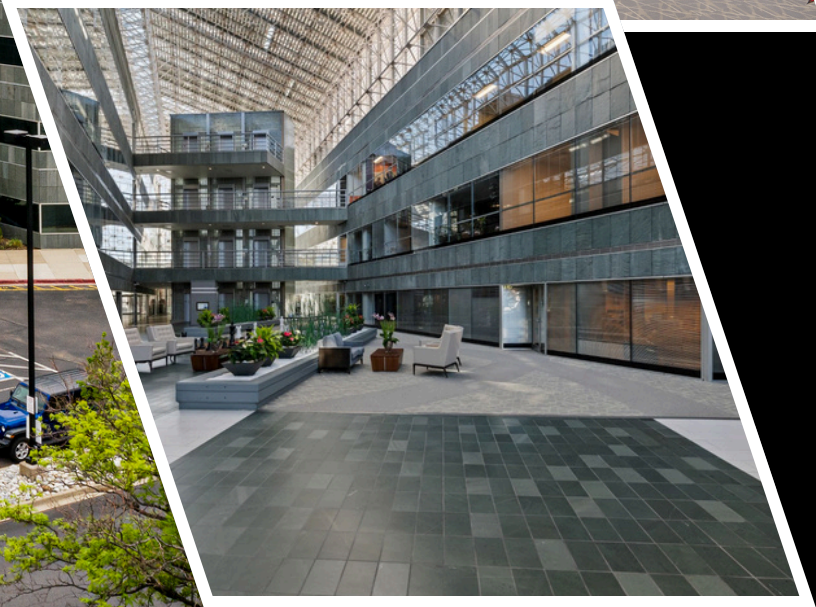
SOLARIUM

7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

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Highway & Public Transit Accessibility



Glass Atrium Tenant Lounge



New Showers & Locker Rooms



Electric Vehicle Charging



Attached Covered Garage



Bike Storage



Solarium Overview & Highlights

Strategically located in Greenwood Village on the prominent corner of Orchard Road and Quebec Street, Solarium is a 171,189 square foot office building featuring a dramatic glass atrium, magnificent mountain views, and numerous amenities.

Connecting the two office wings, Solarium's expansive atrium sets a new standard in building common areas by providing an environment to work, relax, and enjoy Colorado's natural beauty. WiFi connectivity is available throughout the atrium, providing tenants an opportunity to host meetings in a collaborative environment adjacent to the building's delicatessen. Solarium presents the preeminent office location for Greenwood Village tenants.

- **Class A Building**
- **Striking Glass Atrium with Multiple Casual Seating Options**
- **Magnificent Mountain Views**
- **Perfect Office Location in Greenwood Village**
- **0.5 Miles from the Orchard Station Light Rail**



7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

NORTH TOWER

ATRIUM

SOUTH TOWER

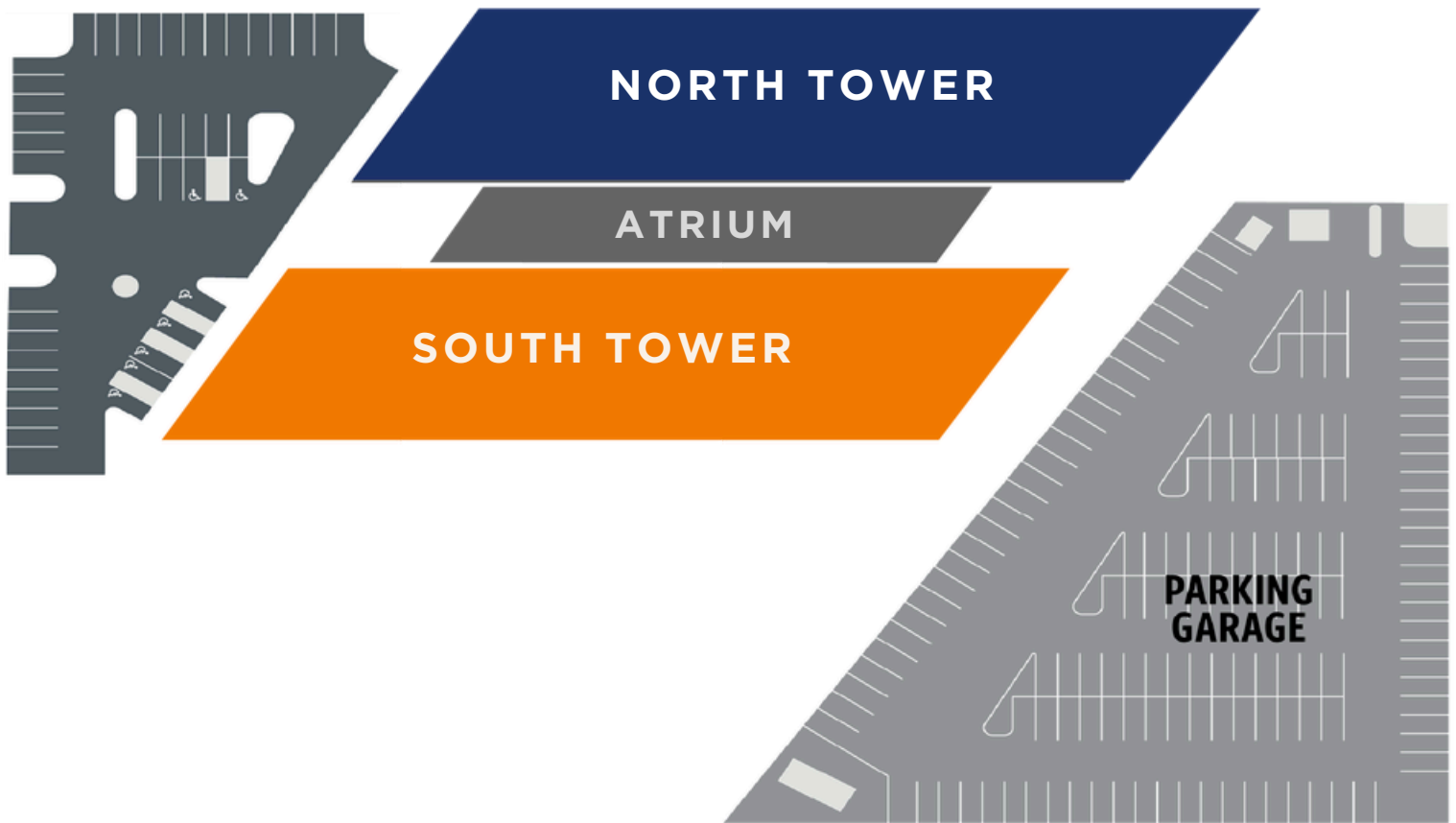


SITE DESCRIPTION

The Property includes an office building and a detached four-level pre-cast concrete parking garage located east of the office building. The building is separated into two office towers connected by a four-story solarium with walls of glass on the east and west elevations of the building, and a glass ceiling. The north tower is four-stories and the south tower is three-stories. The office towers are connected by an expansive first floor lobby and interior walkways at each floor that also provide access to the elevators.



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TOWER FLOOR PLANS

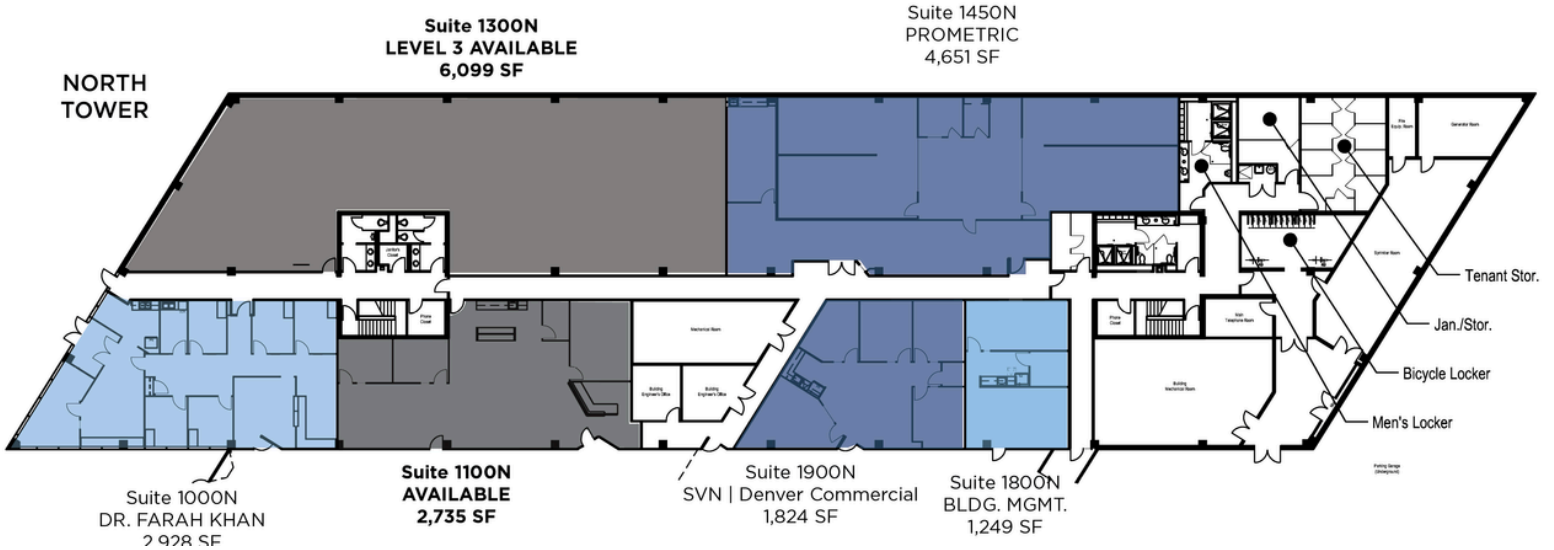
1ST - 4TH FLOOR, NORTH AND SOUTH TOWERS



7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

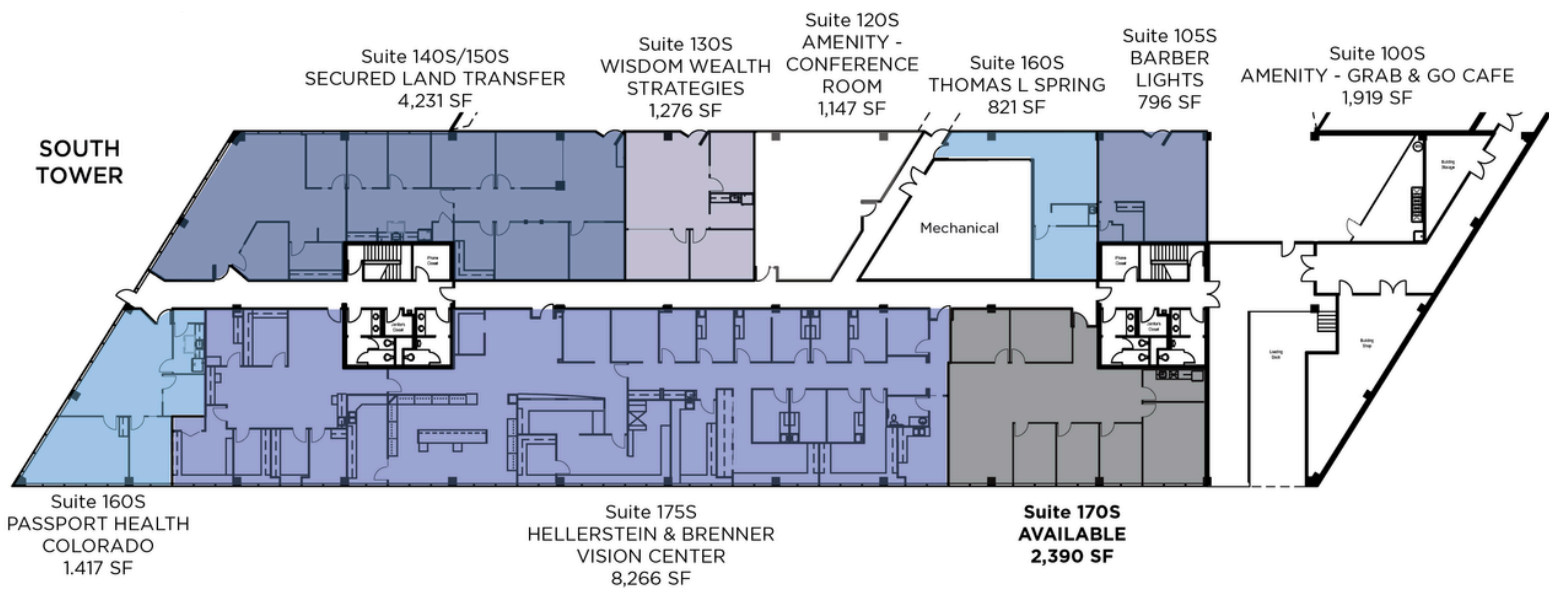
1ST FLOOR

NORTH TOWER



1ST FLOOR

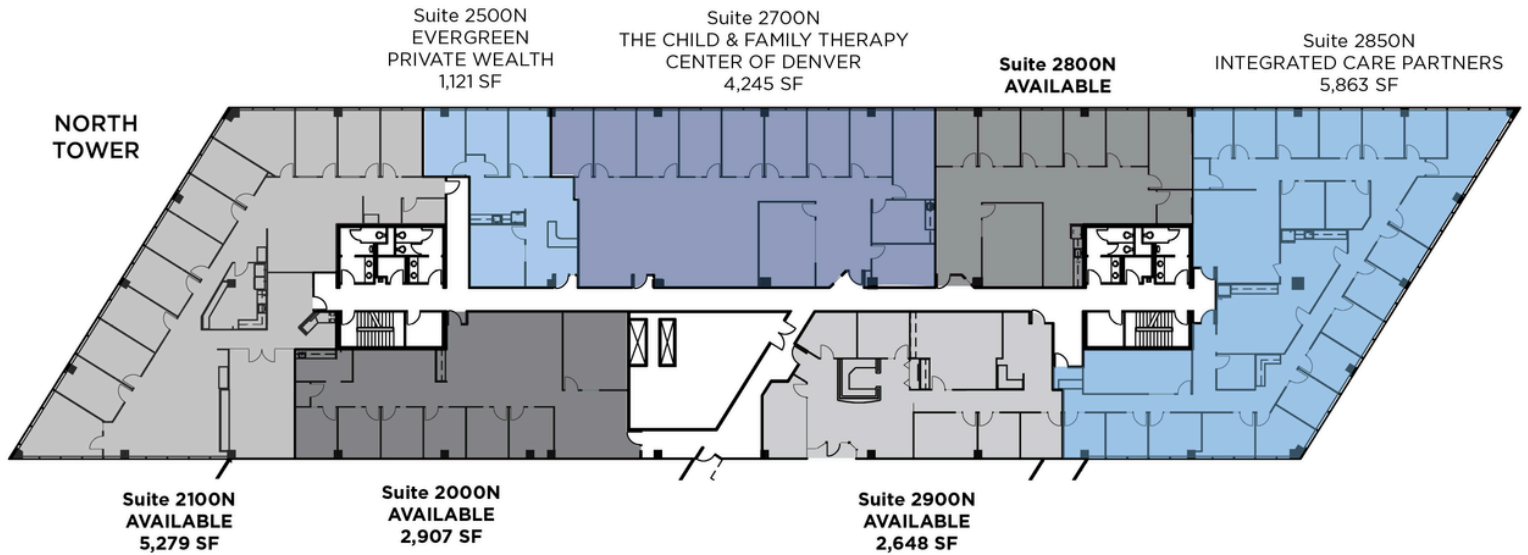
SOUTH TOWER



7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

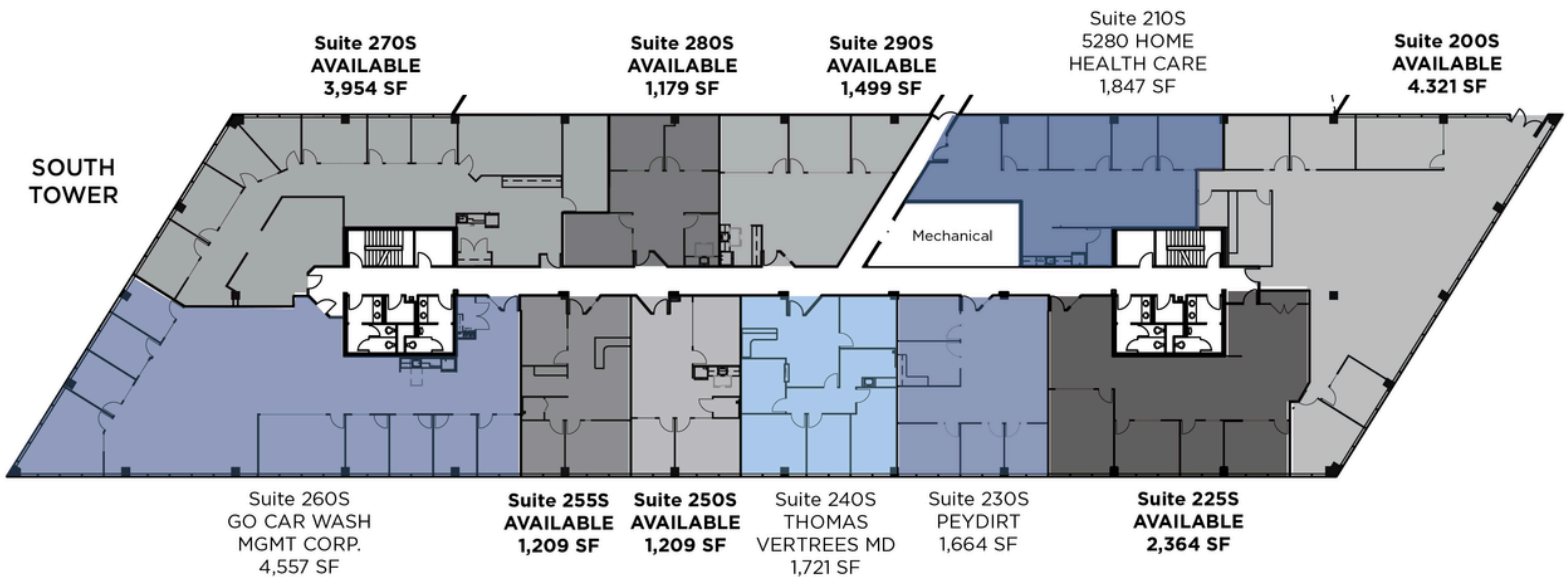
2ND FLOOR

NORTH TOWER



2ND FLOOR

SOUTH TOWER



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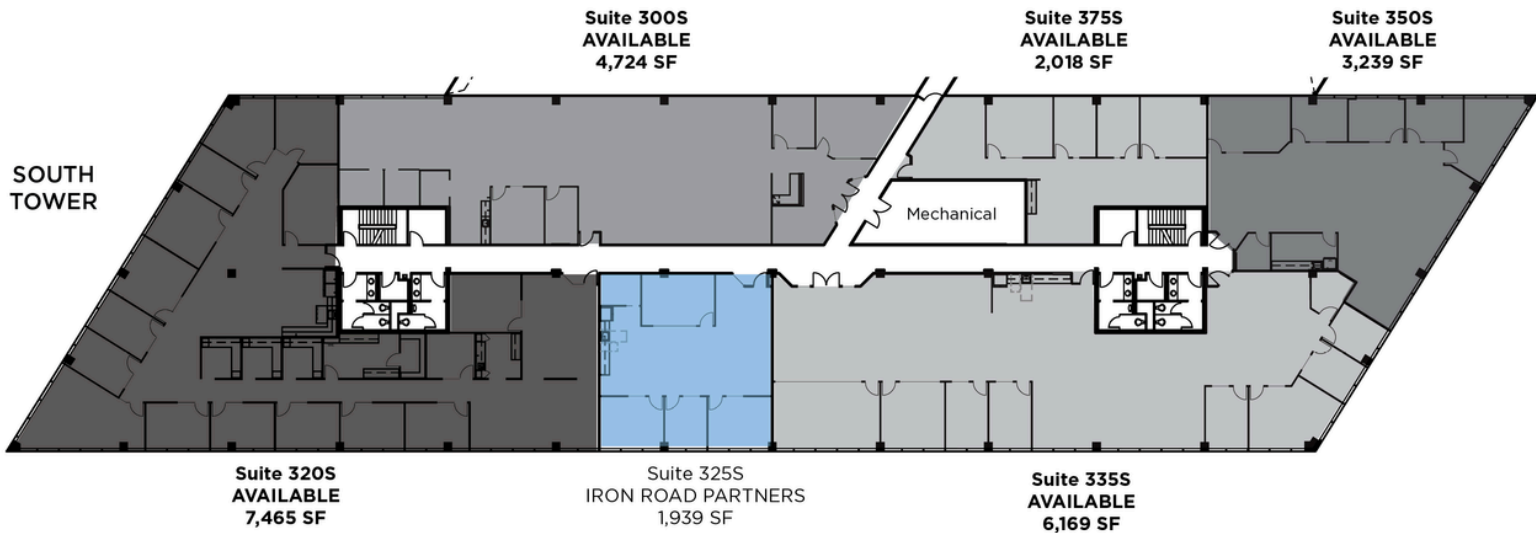
3RD FLOOR

NORTH TOWER



3RD FLOOR

SOUTH TOWER



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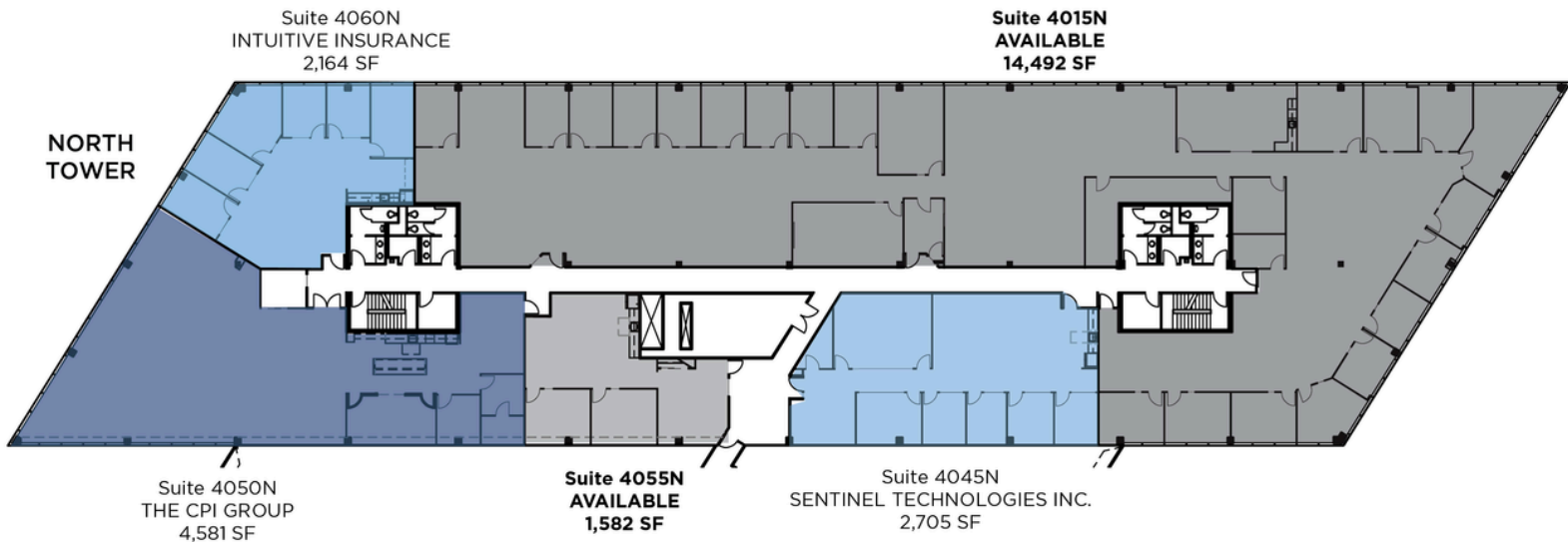
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4TH FLOOR

NORTH TOWER



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SOLARIUM

7400 E ORCHARD RD,
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VACANT UNIT FLOOR PLANS

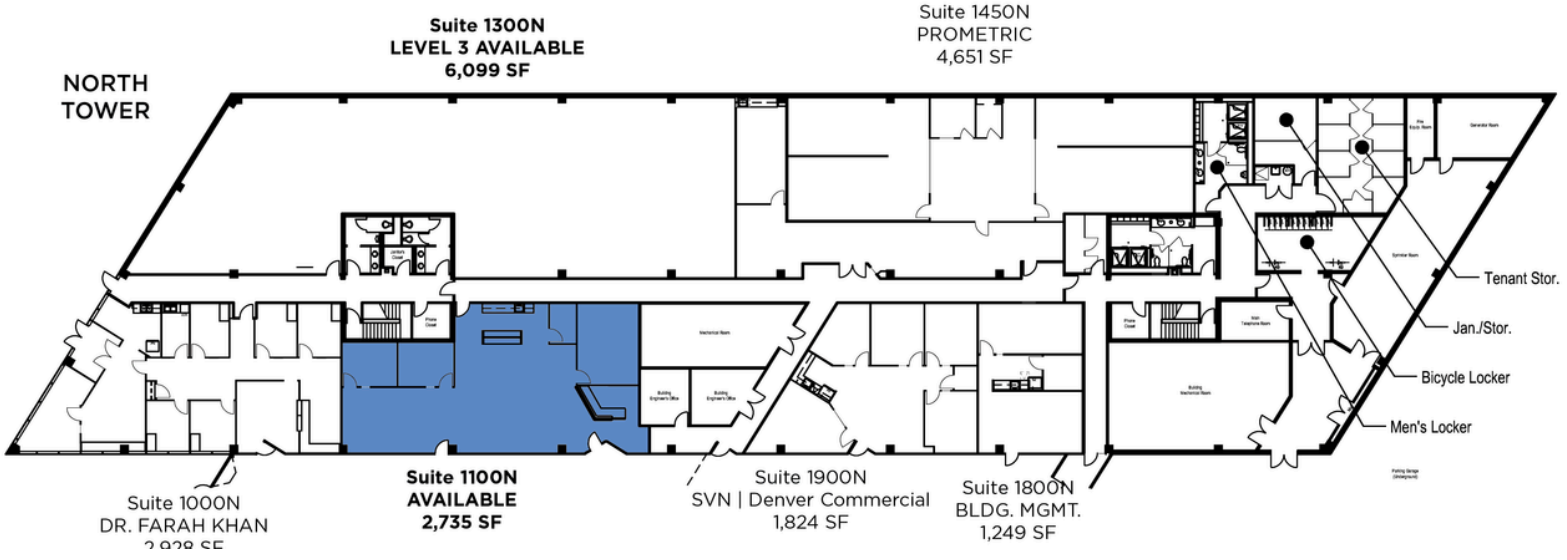
1ST - 4TH FLOOR, NORTH AND SOUTH TOWERS



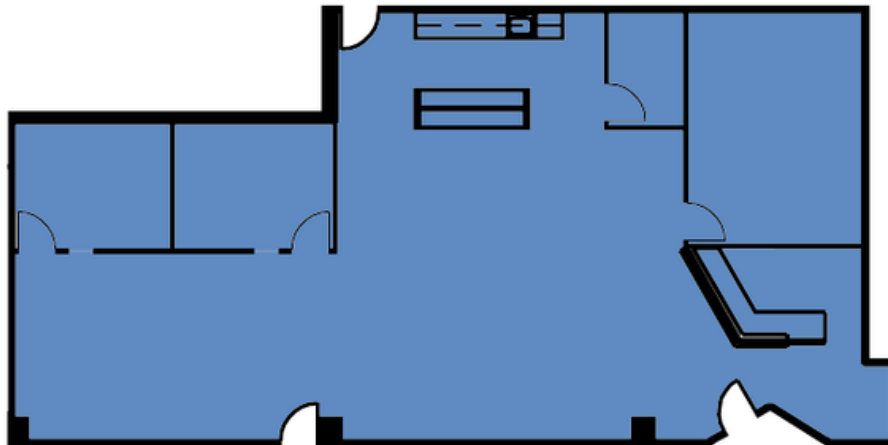
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

1ST FLOOR

NORTH TOWER



SUITE 1100N



2,735 SF

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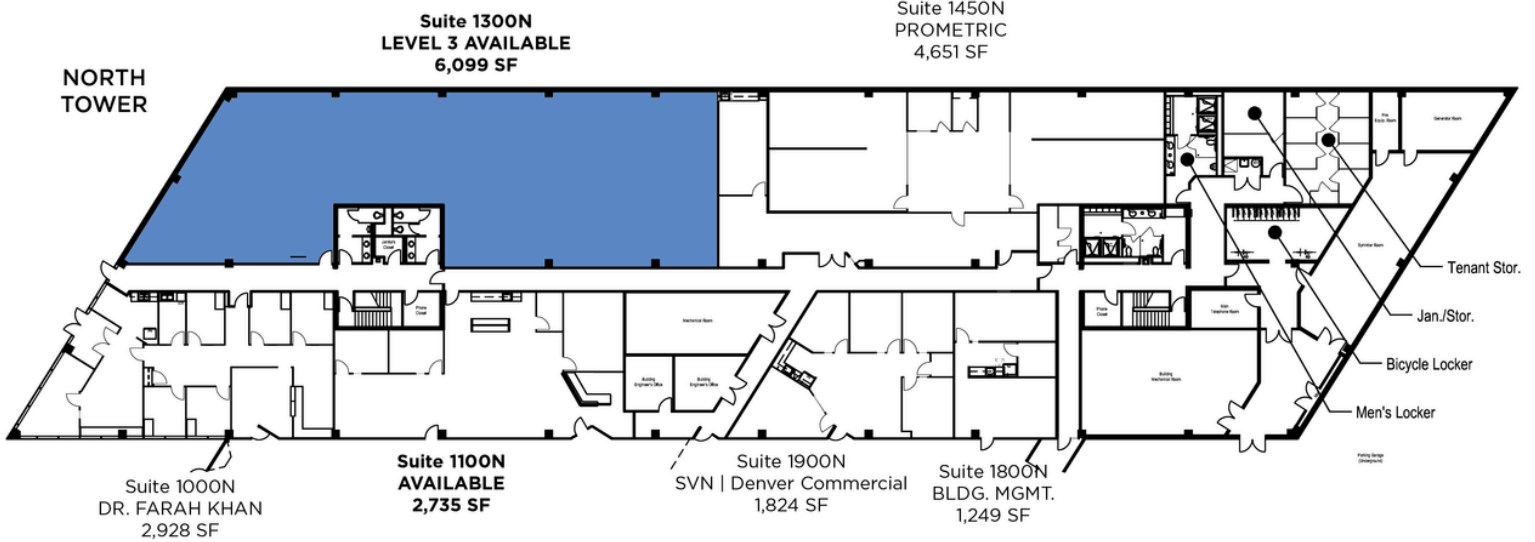
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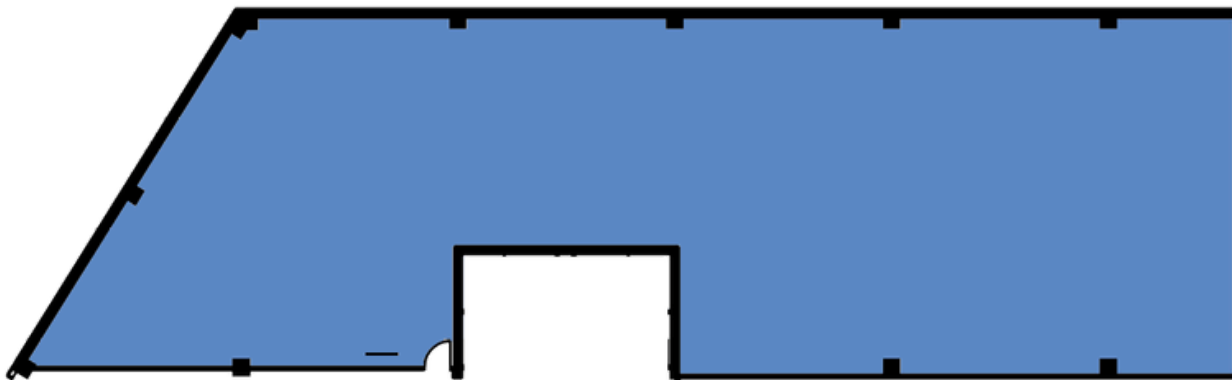
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

1ST FLOOR

NORTH TOWER



SUITE 1300N



6,099 SF

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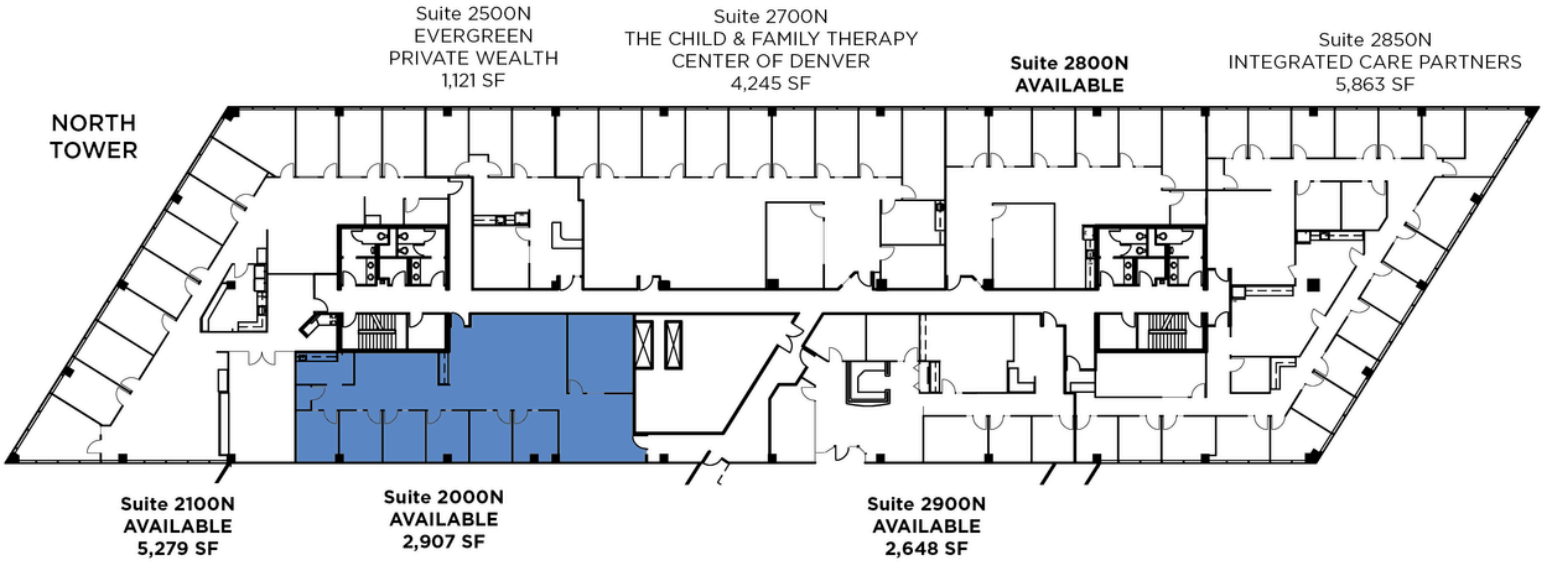
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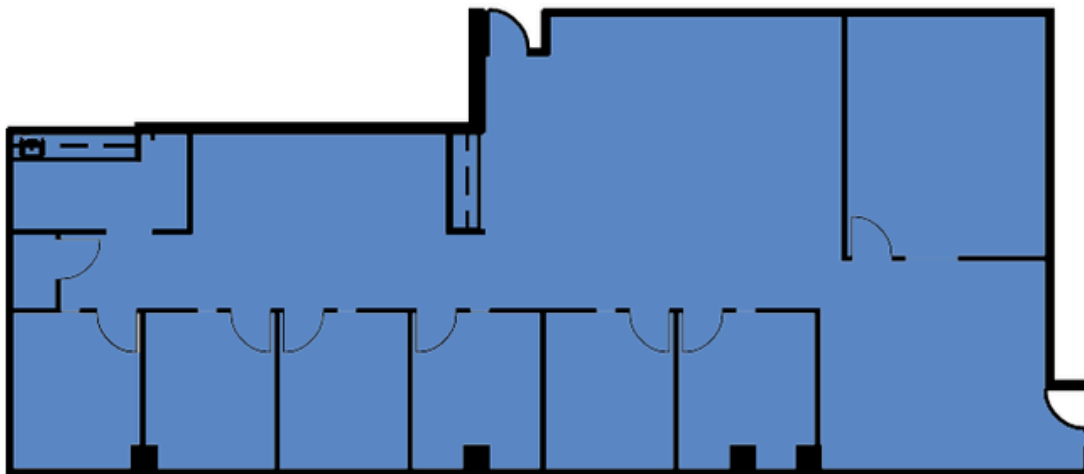
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

2ND FLOOR

NORTH TOWER



SUITE 2000N



2,907 SF

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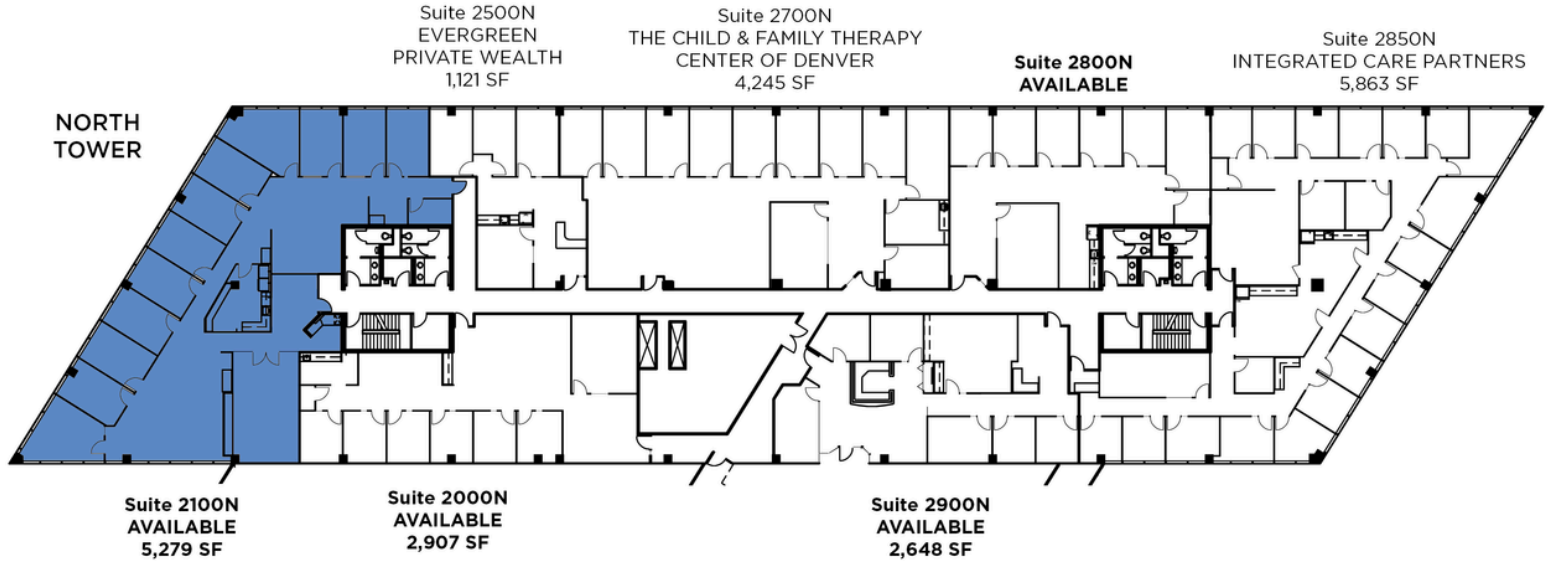
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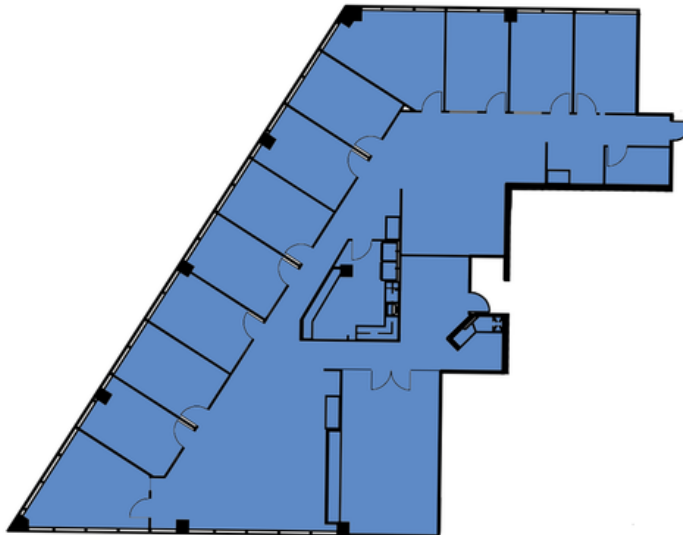
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

2ND FLOOR

NORTH TOWER



SUITE 2100N



5,279 SF

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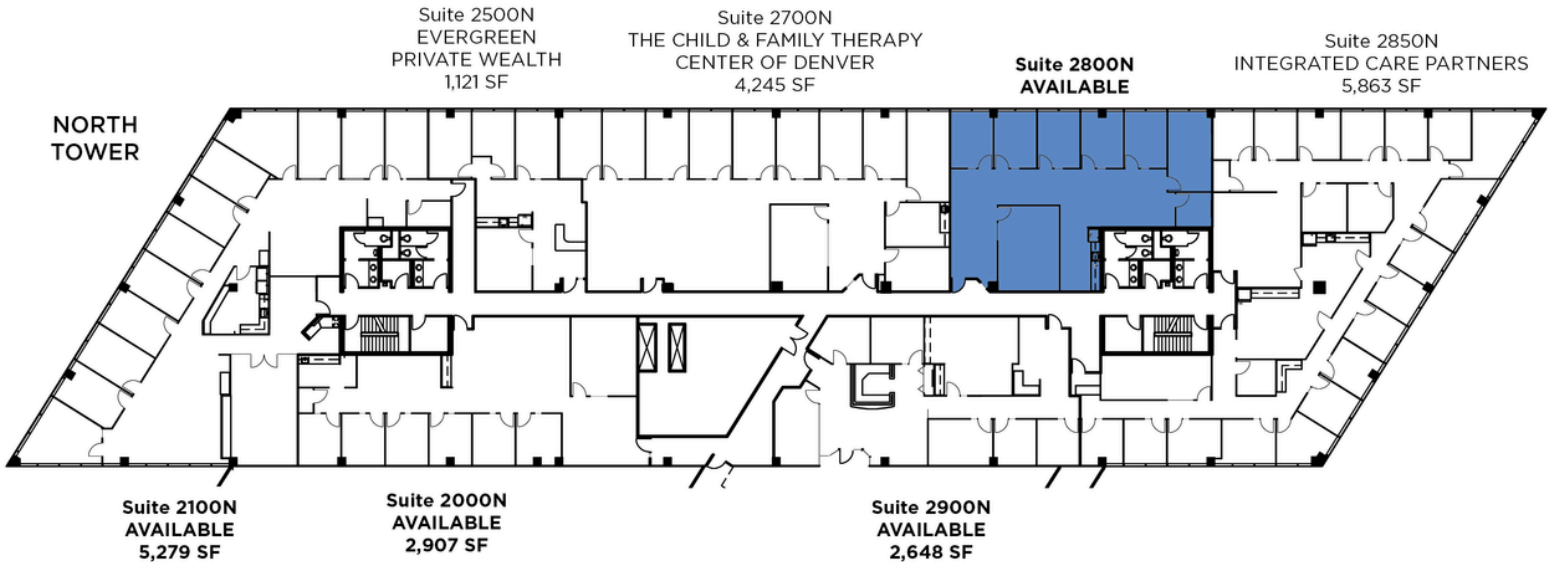
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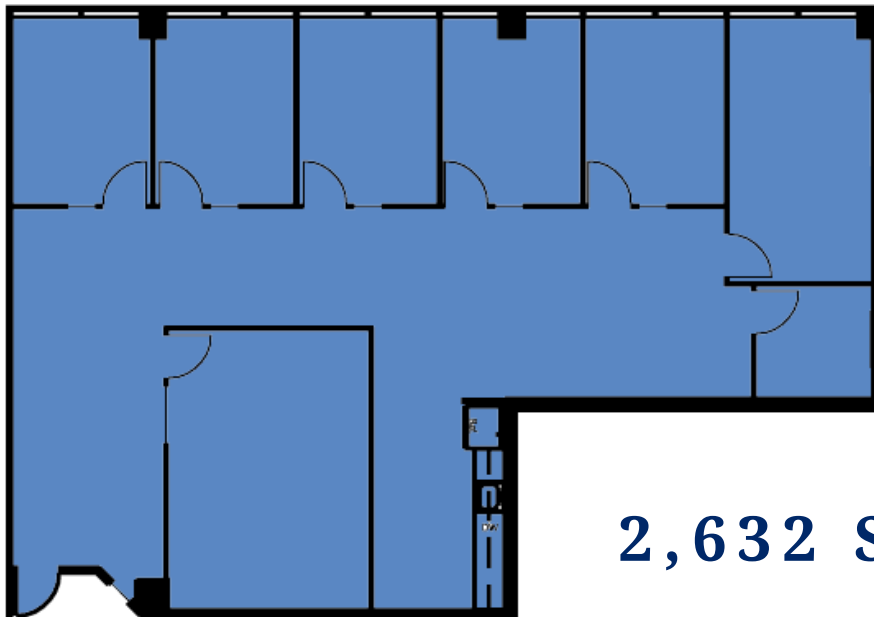
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

2ND FLOOR

NORTH TOWER



SUITE 2800N



2,632 SF

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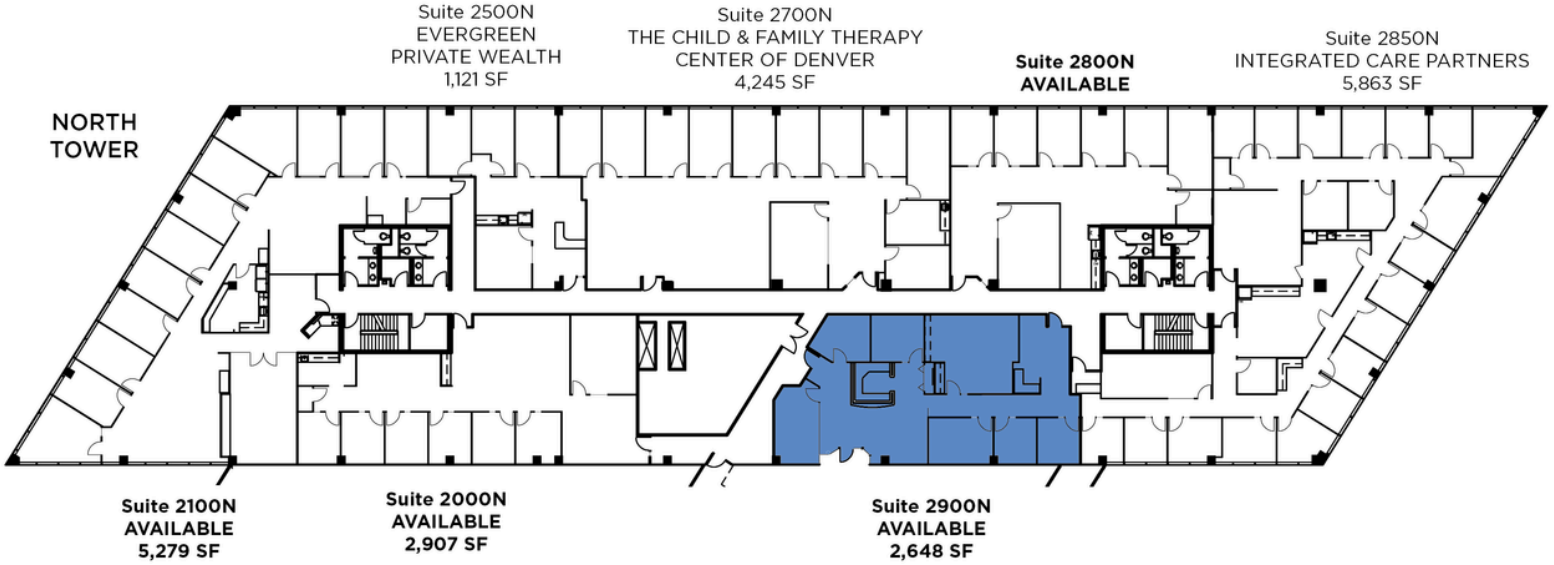
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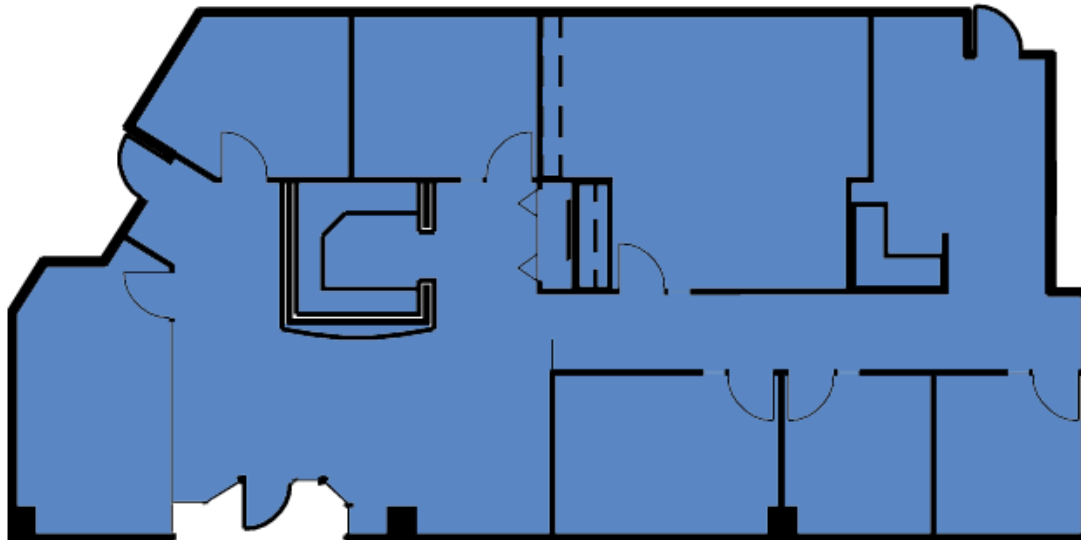
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

2ND FLOOR

NORTH TOWER



SUITE 2900N



2,648 SF

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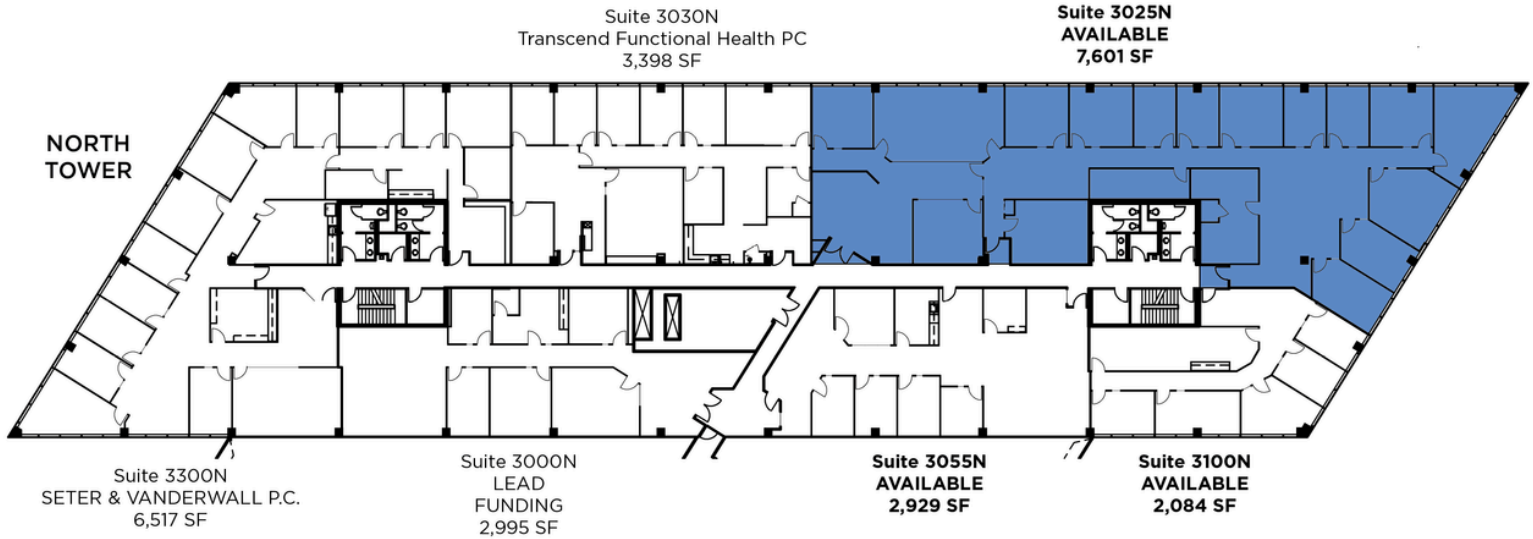
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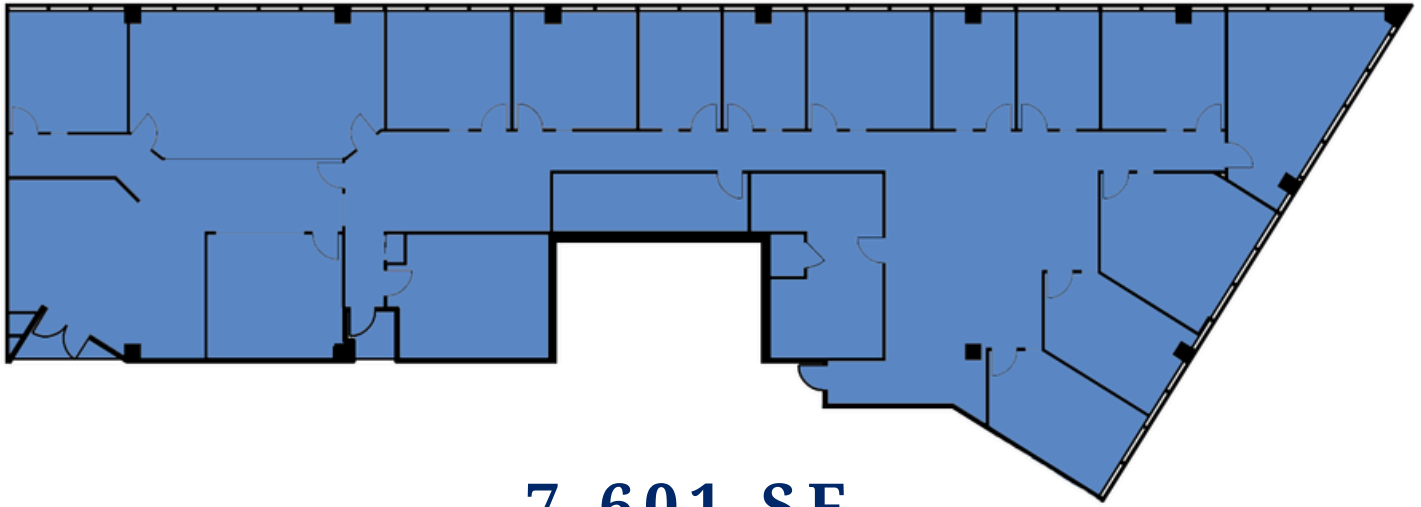
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

NORTH TOWER



SUITE 3025N



7,601 SF

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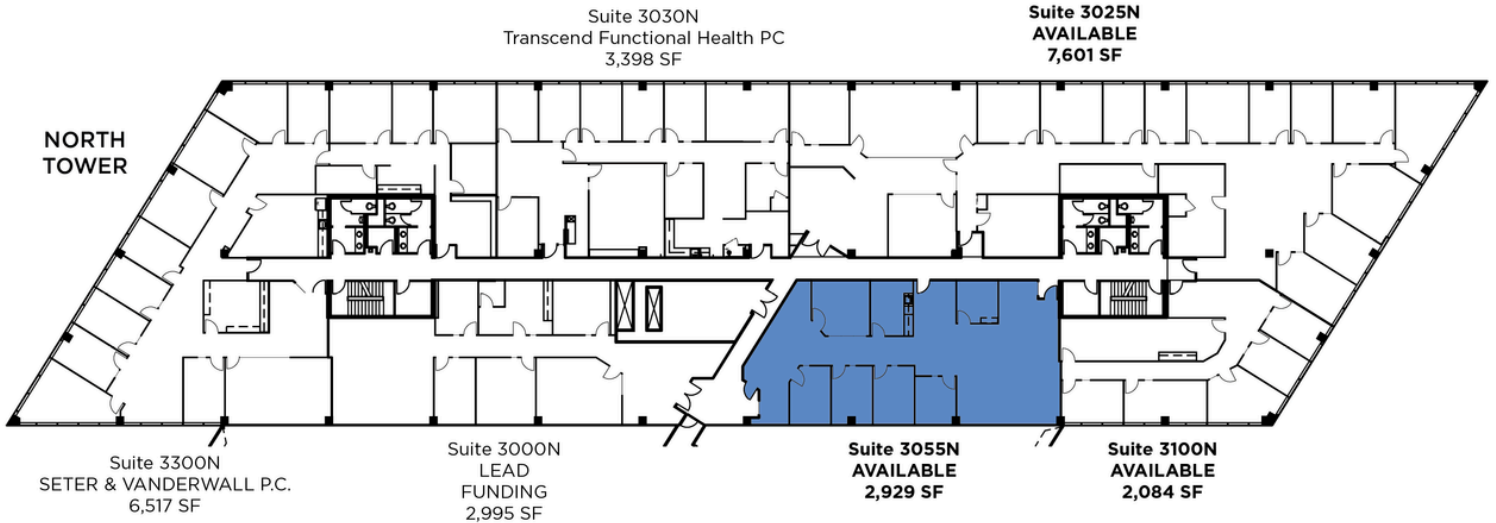
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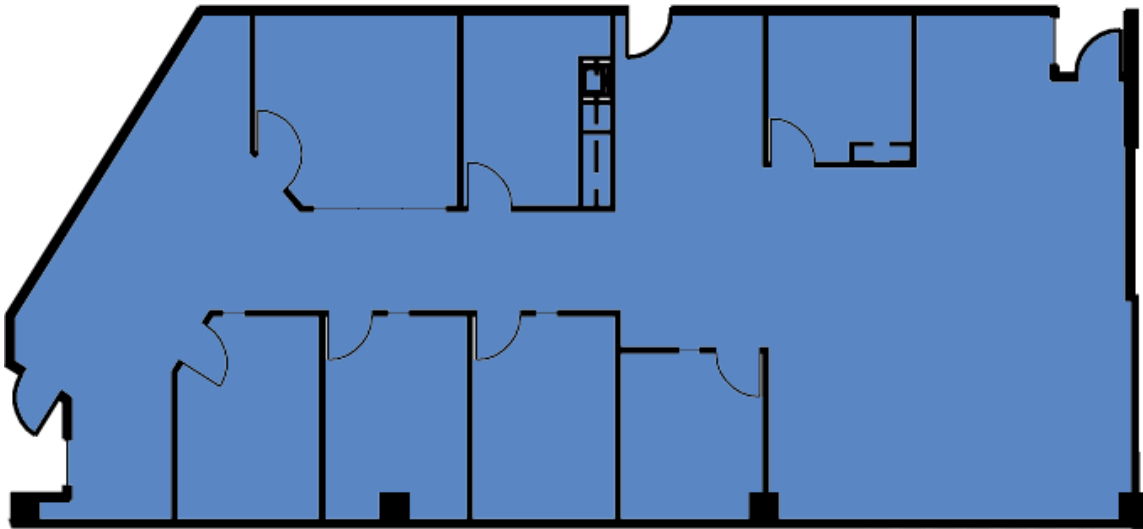
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

NORTH TOWER



SUITE 3055N



2,929 SF

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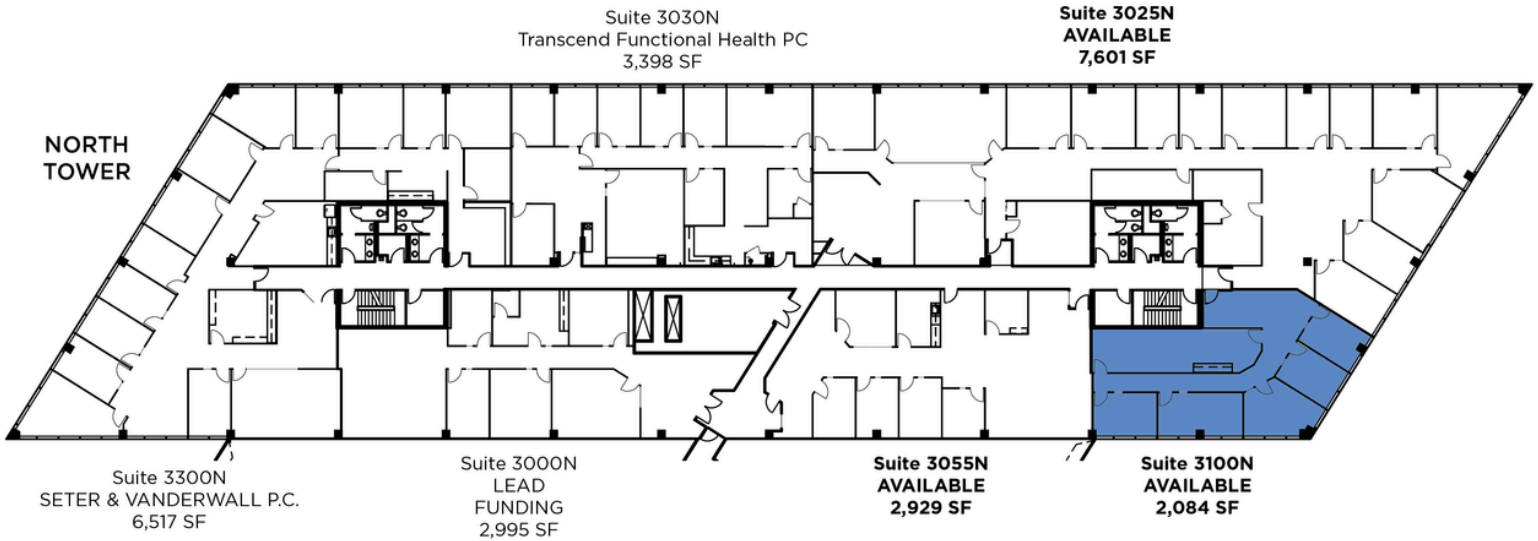
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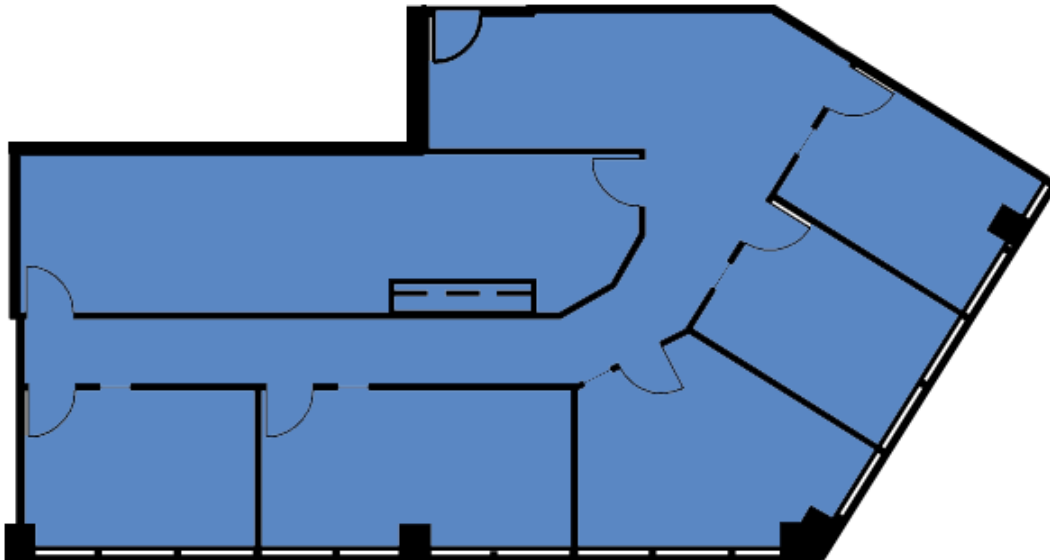
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

NORTH TOWER



SUITE 3100N



2,084 SF

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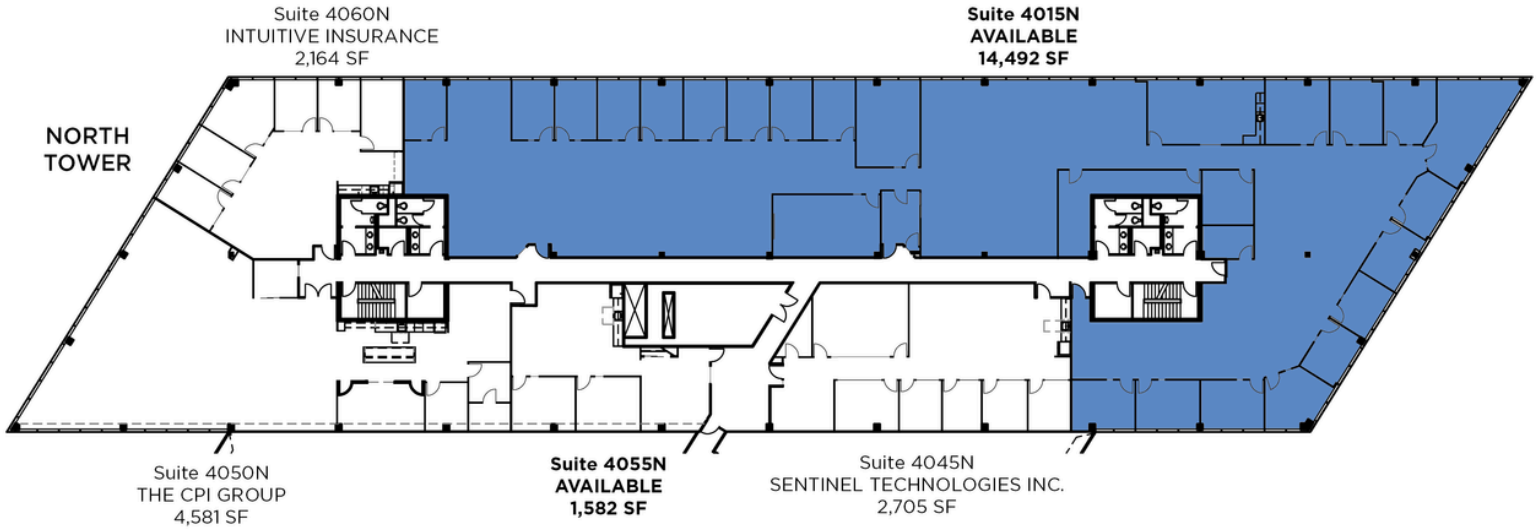
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7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

4TH FLOOR

NORTH TOWER



SUITE 4015N



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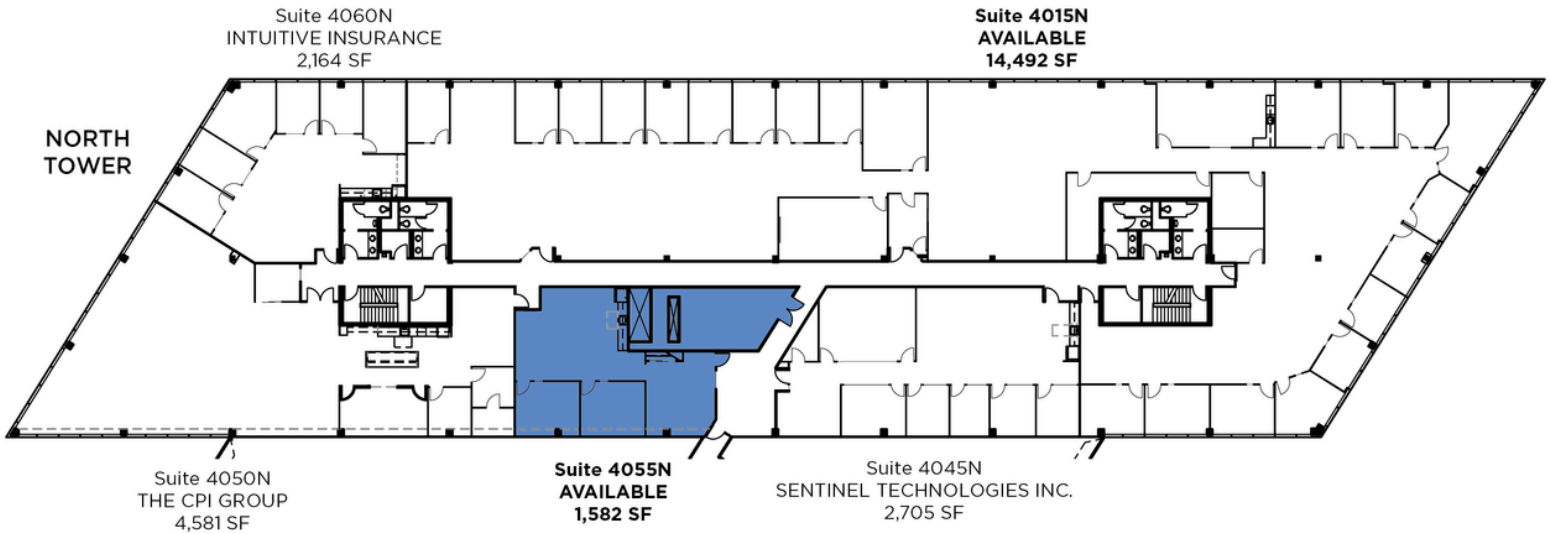
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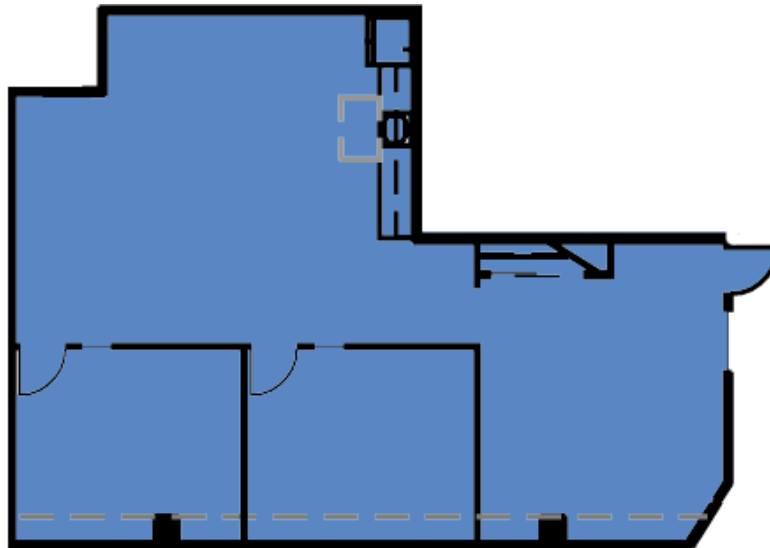
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4TH FLOOR

NORTH TOWER



SUITE 4055N



1,582 SF

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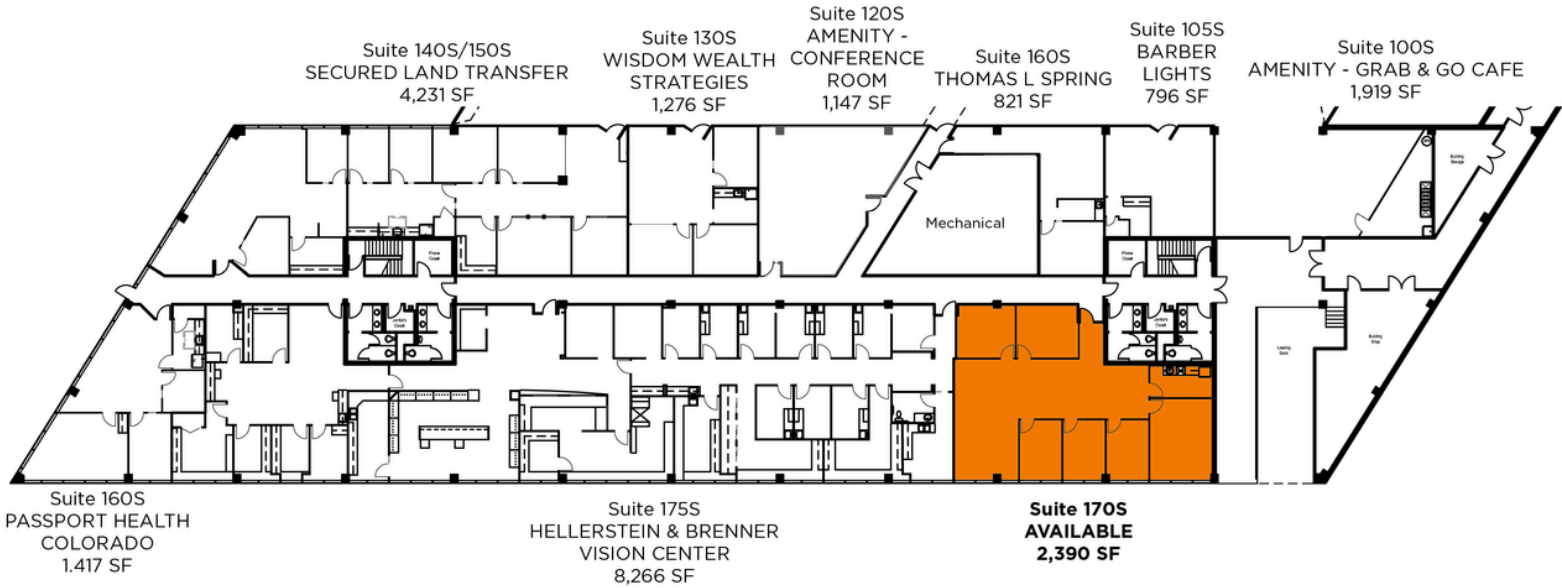
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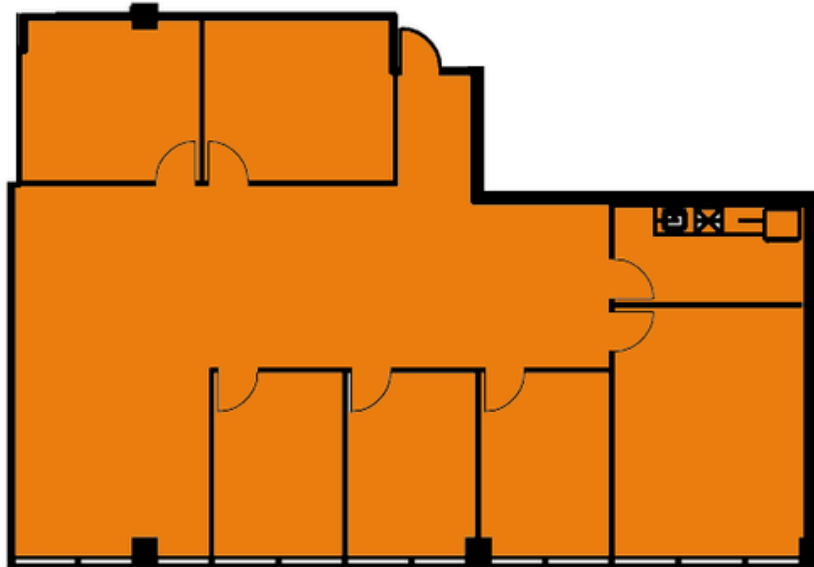
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

1ST FLOOR

SOUTH TOWER



SUITE 170S



2,390 SF

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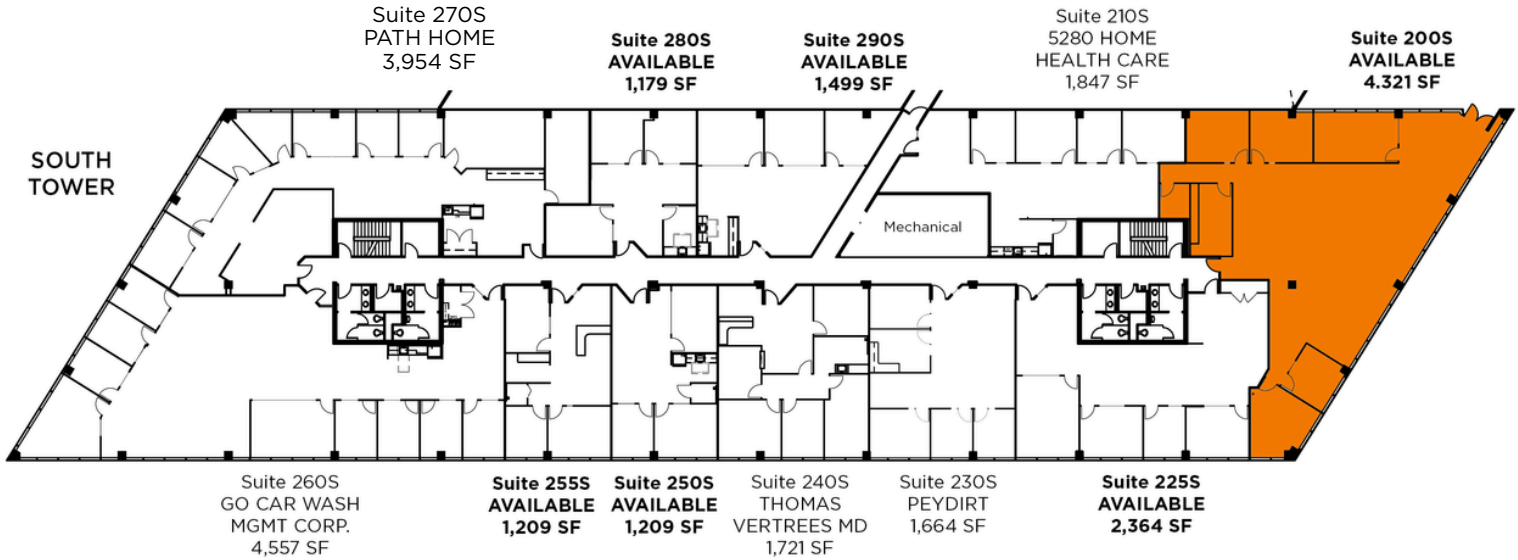
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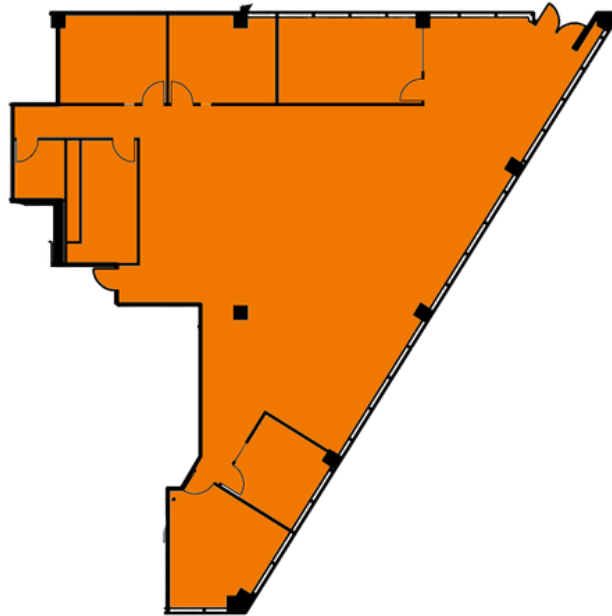
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

2ND FLOOR

SOUTH TOWER



SUITE 200S



4,321 SF

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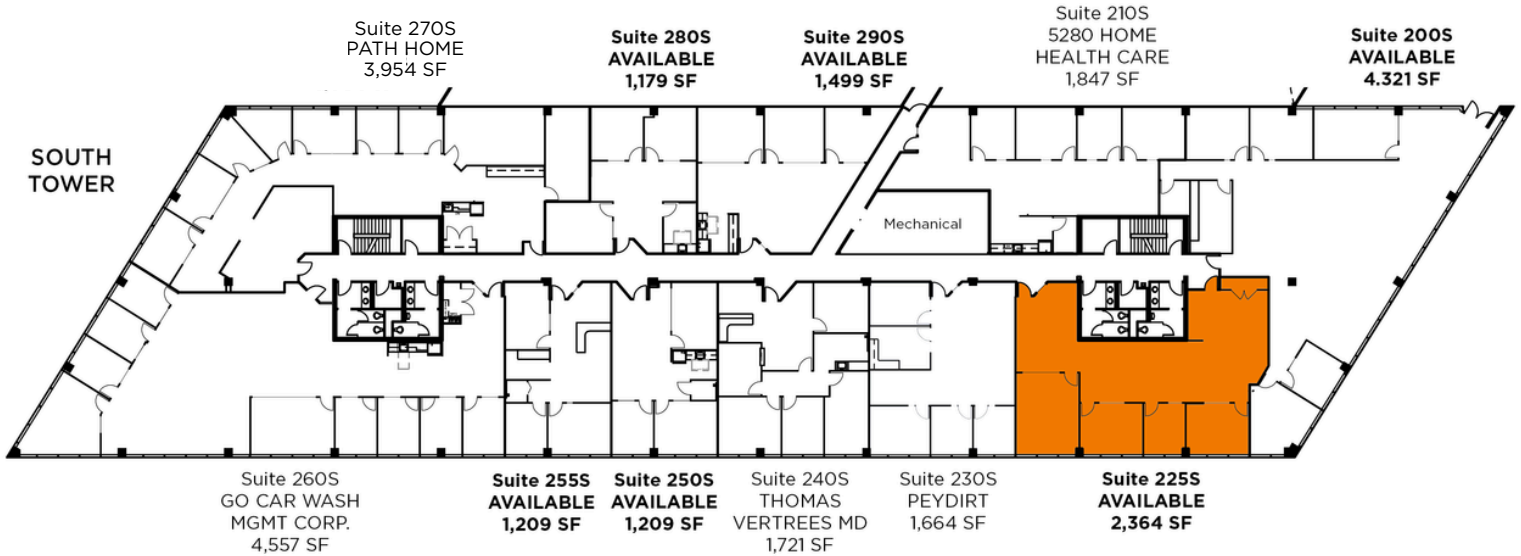
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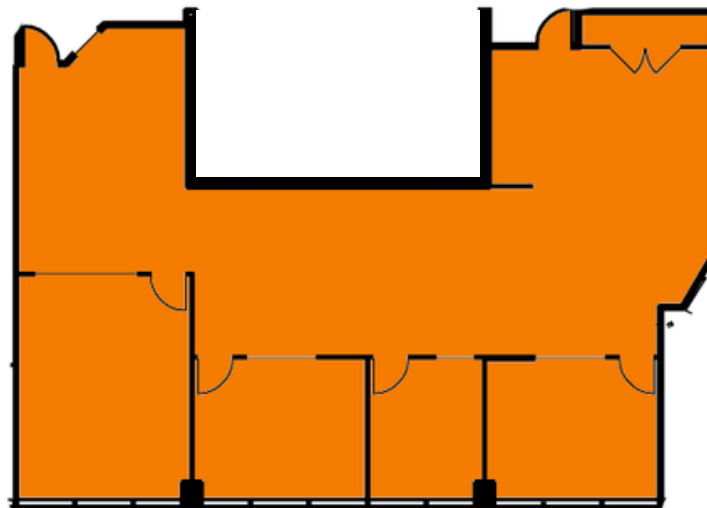
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

2ND FLOOR

SOUTH TOWER



SUITE 225S



2,364 SF

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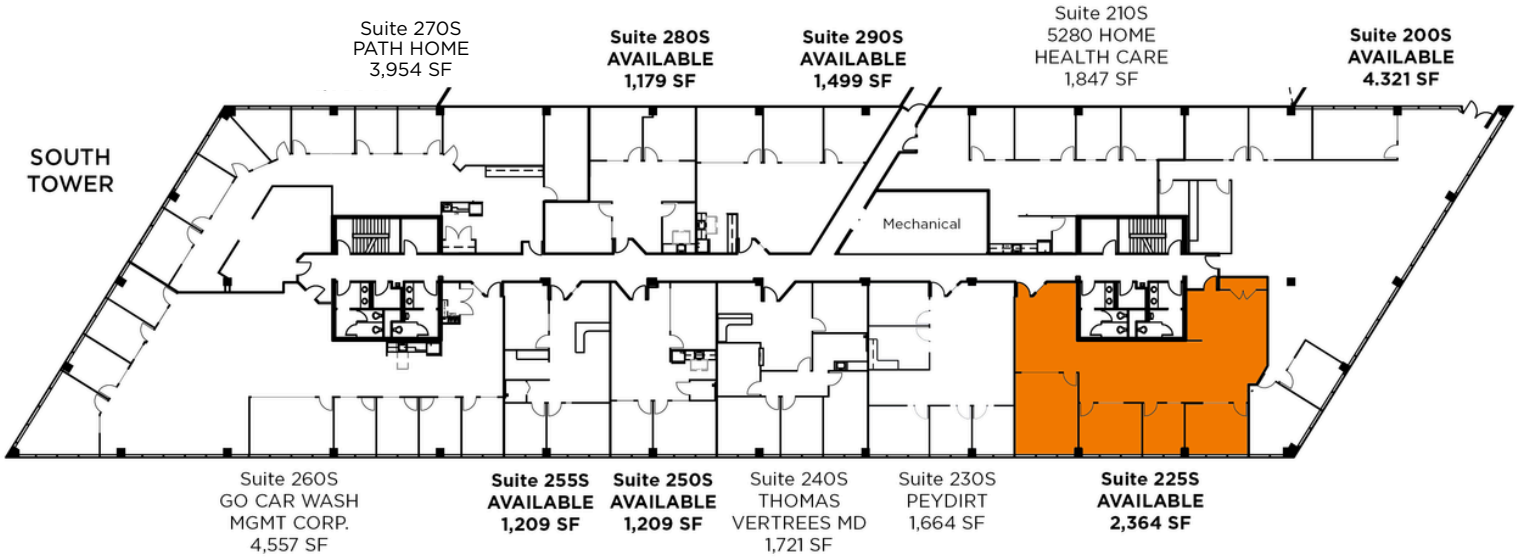
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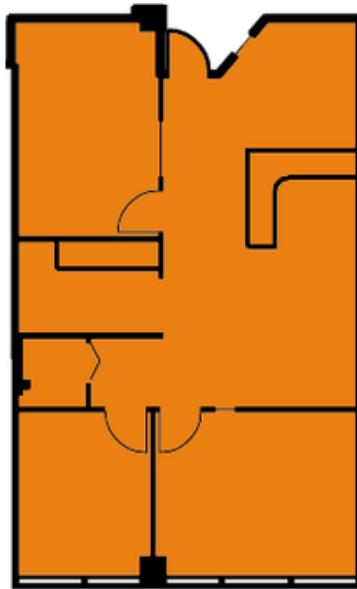
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

2ND FLOOR

SOUTH TOWER



SUITE 250S



1,209 SF

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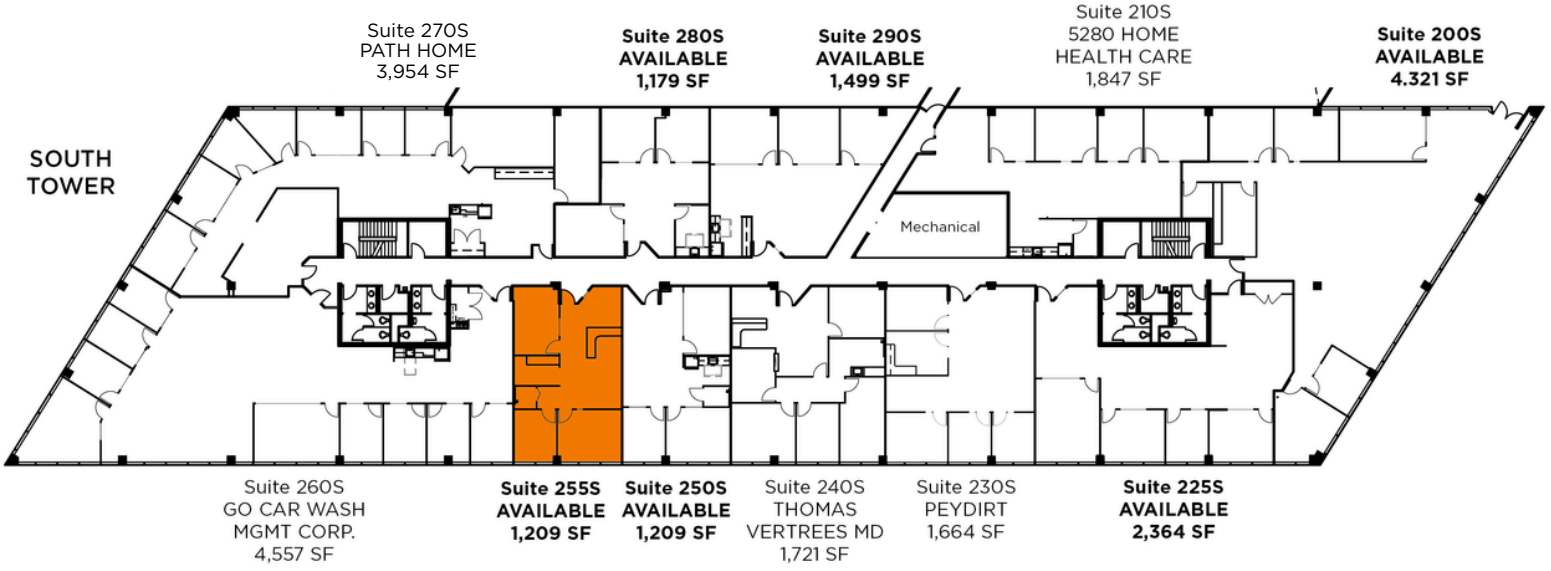
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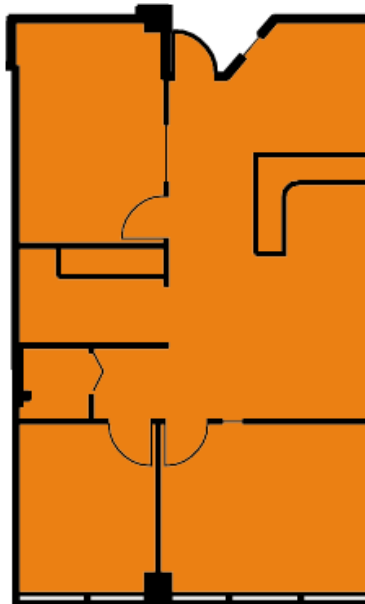
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

2ND FLOOR

SOUTH TOWER



SUITE 255S



1,209 SF

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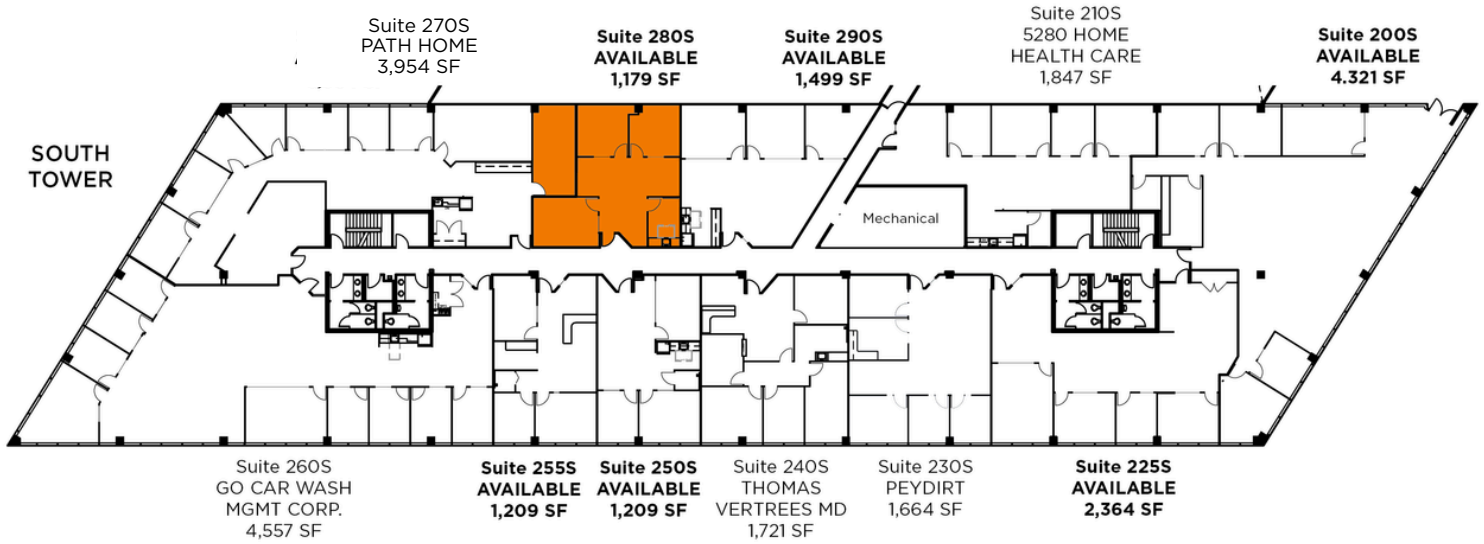
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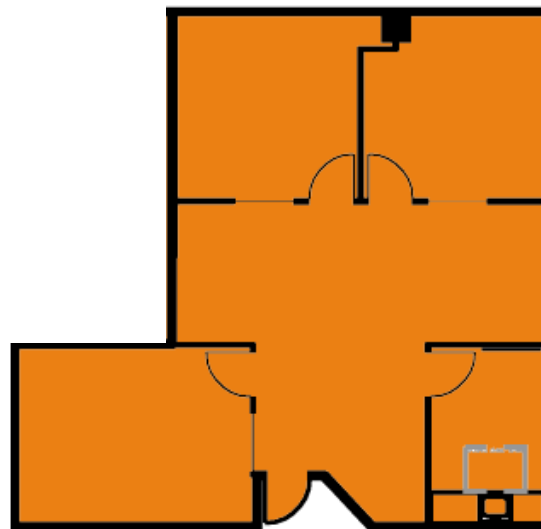
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

2ND FLOOR

SOUTH TOWER



SUITE 280S



1,179 SF

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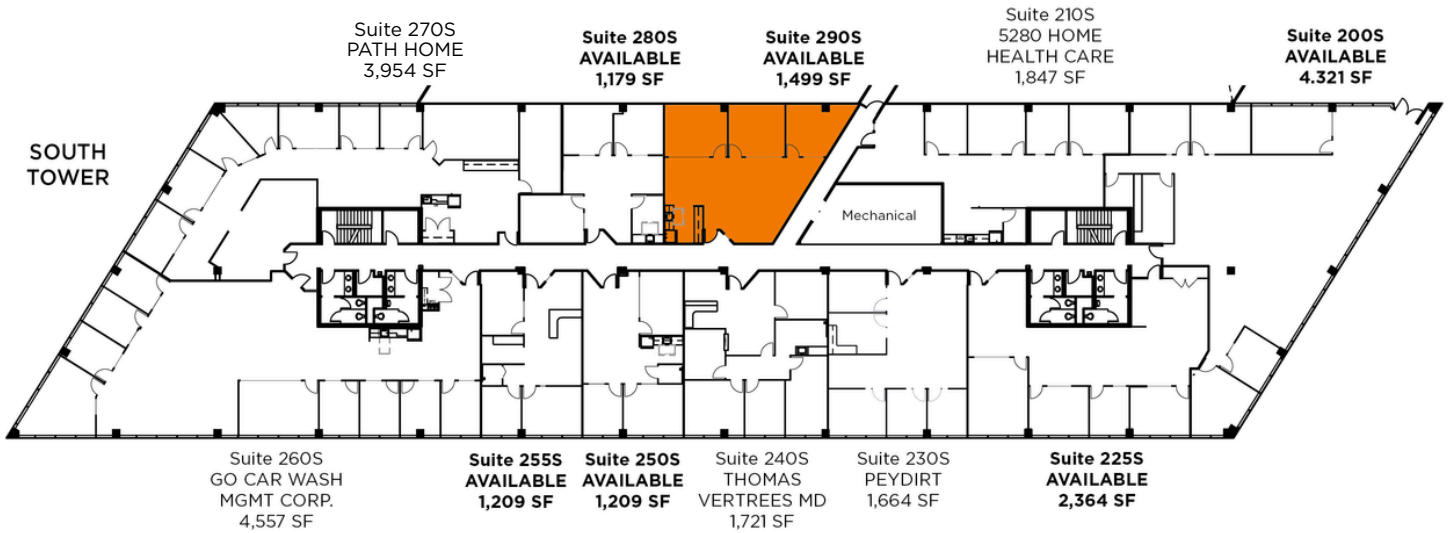
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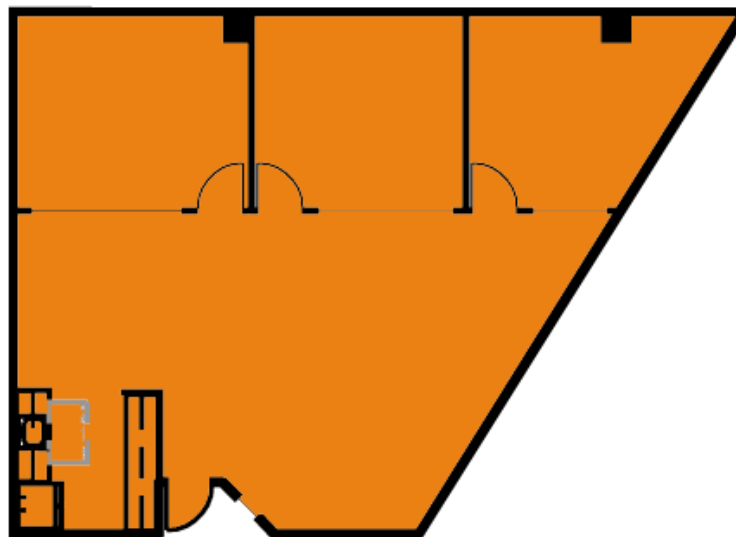
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

2ND FLOOR

SOUTH TOWER



SUITE 290S



1,499 SF

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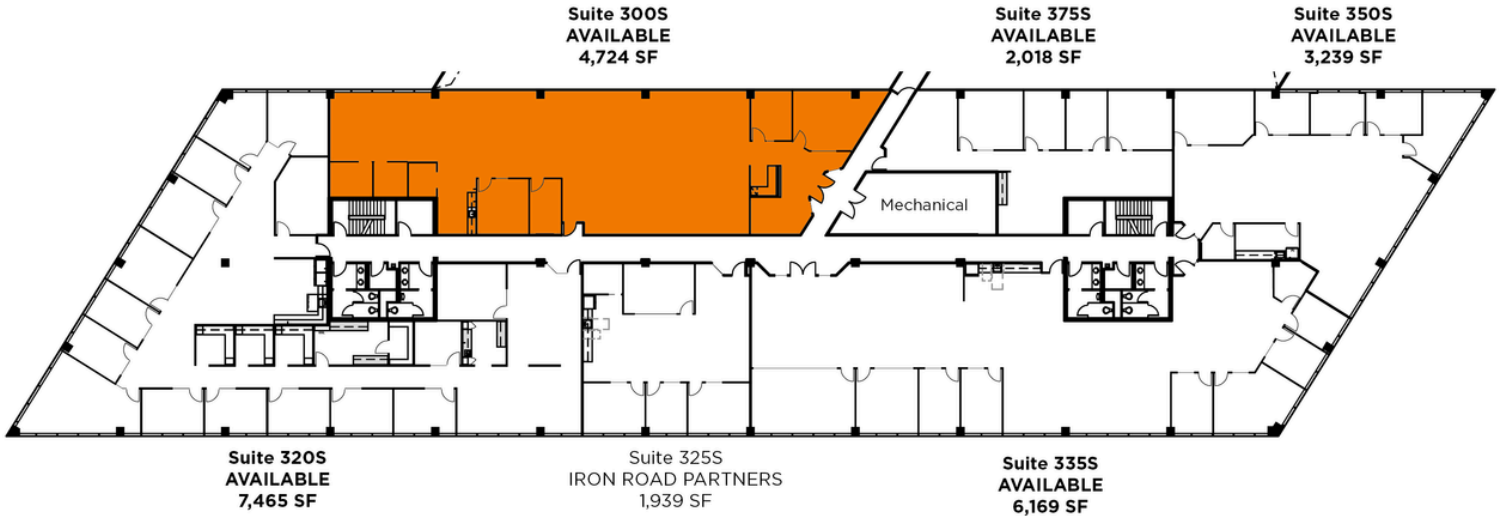
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7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

SOUTH TOWER



SUITE 300S



4,724 SF

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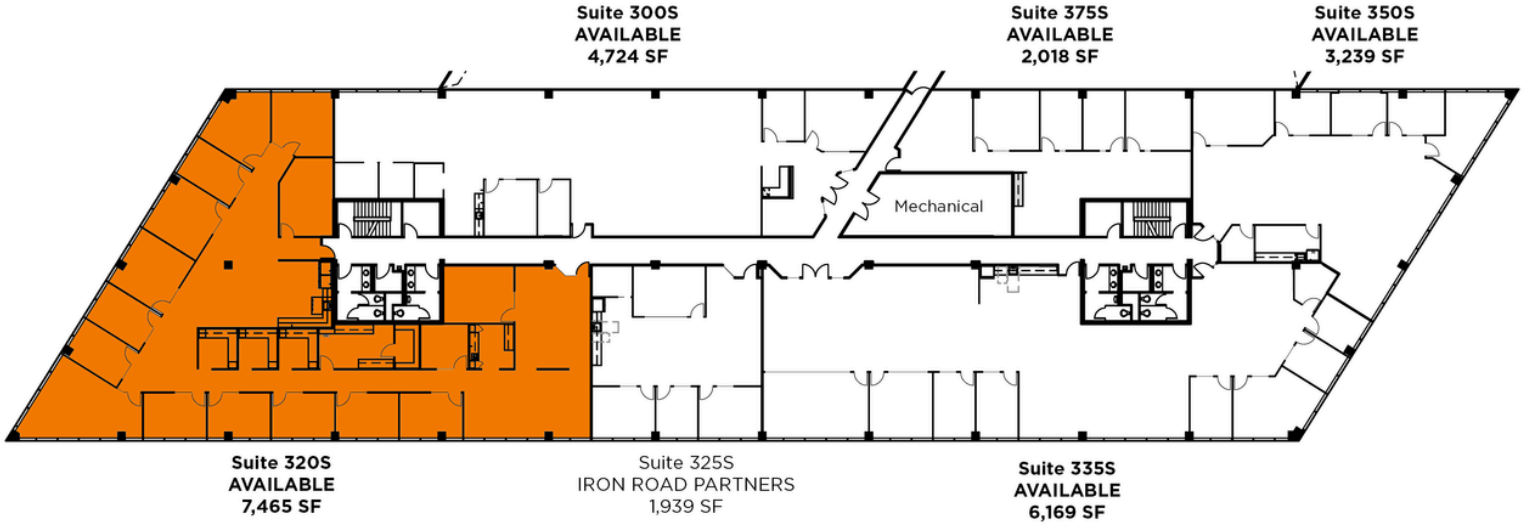
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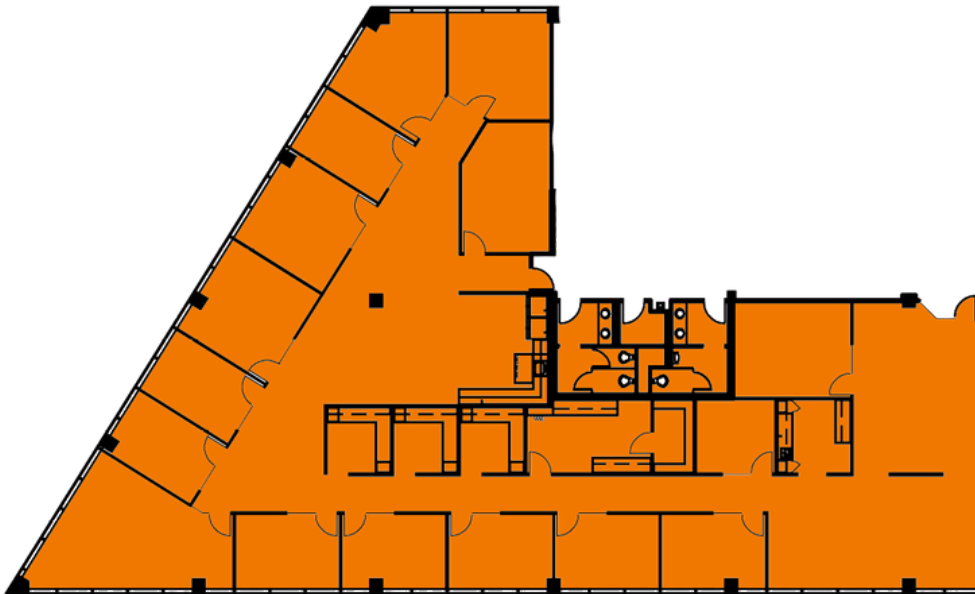
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

SOUTH TOWER



SUITE 320S



7,465 SF

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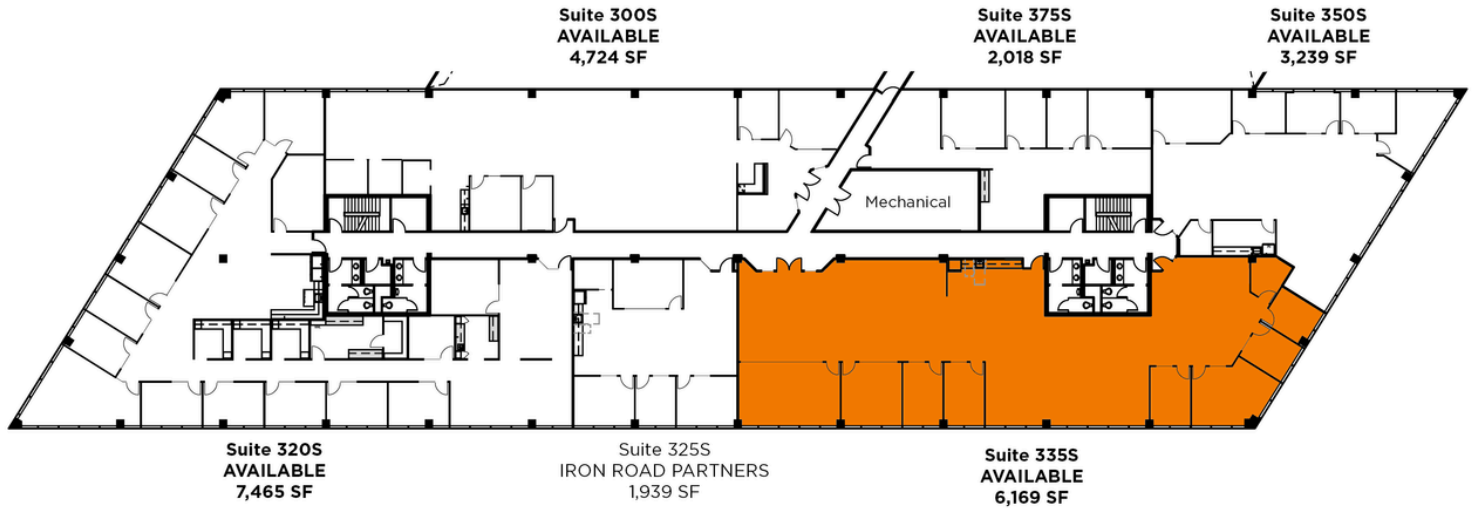
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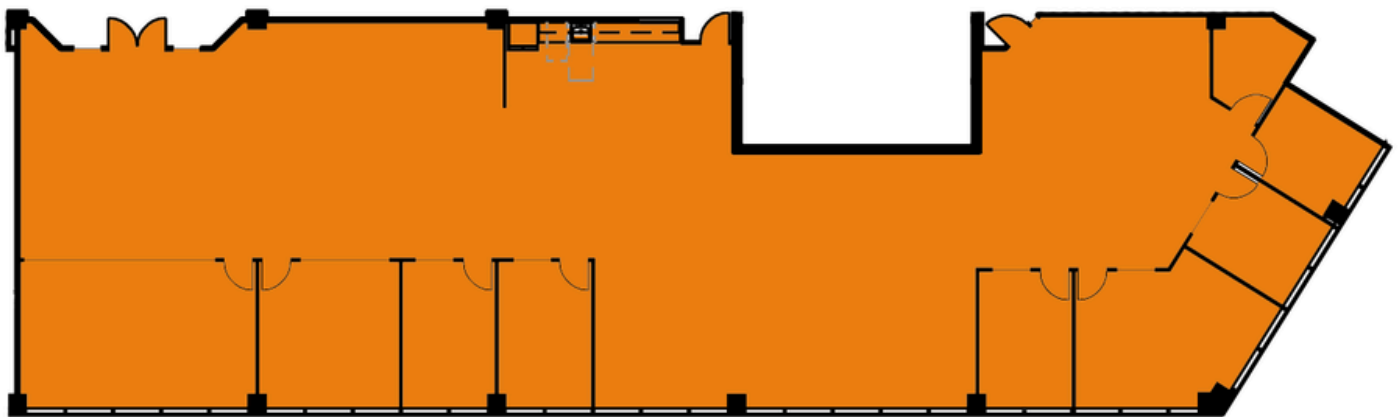
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

SOUTH TOWER



SUITE 335S



6,169 SF

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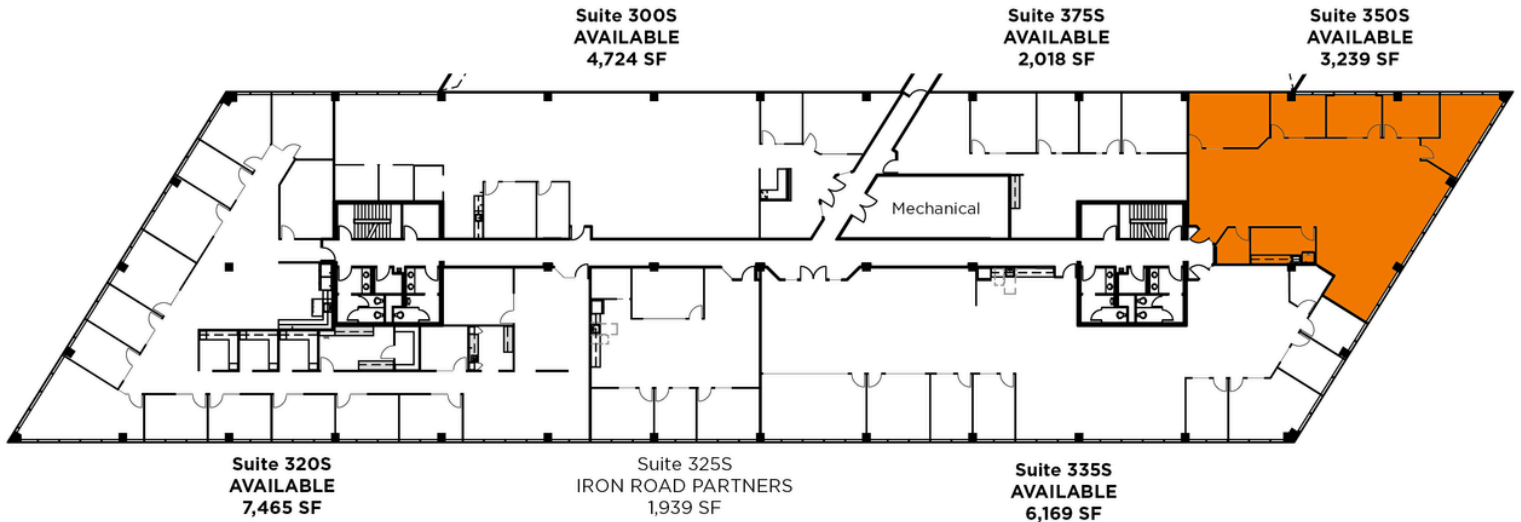
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7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

SOUTH TOWER



SUITE 350S



3,239 SF

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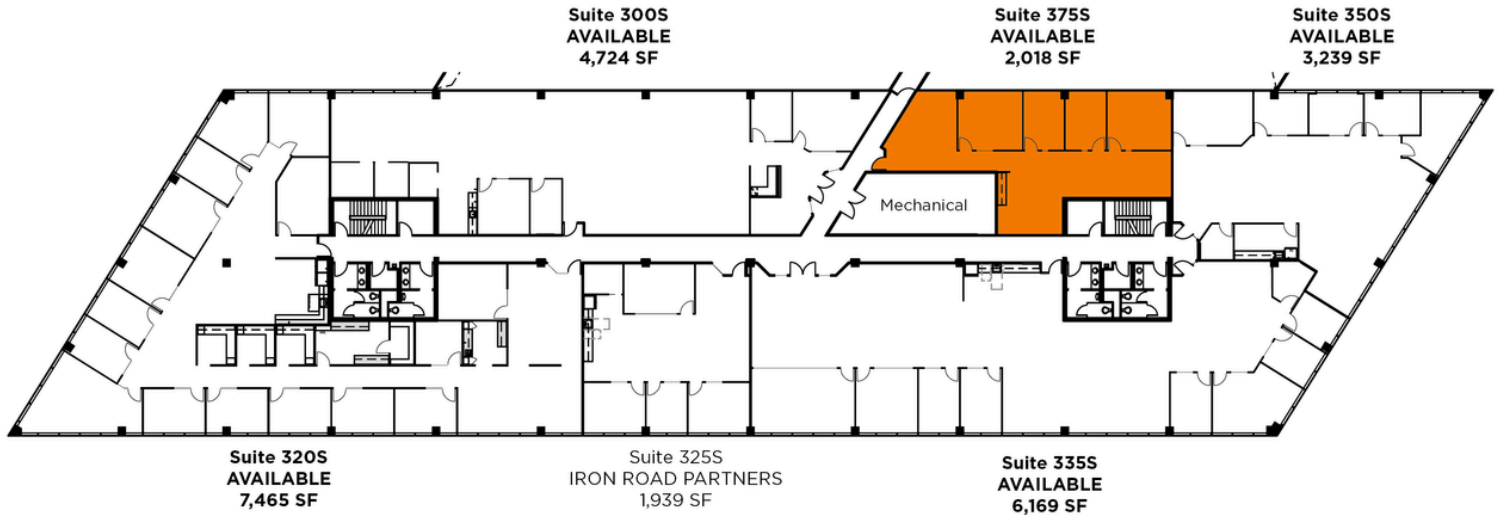
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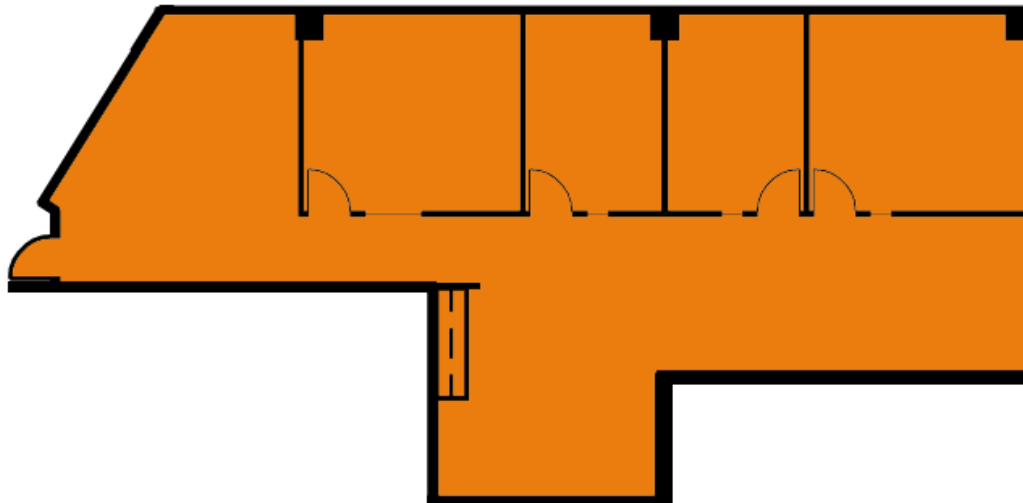
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

SOUTH TOWER



SUITE 375S



2,018 SF

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