

CHANGING THE WAY
WORK HAPPENS

VCS1

VILLAGE CENTER STATION ONE

6380 S FIDDLERS GREEN CIRCLE
GREENWOOD VILLAGE, CO 80111



OWNED BY:



MANAGED BY:



LEASED BY:



LEARN MORE ABOUT KBS HERE



URBAN VIBRANT CONNECTED



VCS1

URBAN MARKET

1ST FLOOR 12,092 SF RESTAURANT SPACE WITH EXTERIOR ENTRANCE AND PRIVATE PATIO

STARBUCKS

INBANK DENVER

PILATES DENVER

MONUMENT SIGNAGE AVAILABLE

ARAPAHOE AT VILLAGE CENTER STATION LIGHT RAIL

RETAIL AVAILABLE

TODAY'S DESTINATION...
FOR TOMORROW'S WORKFORCE

LUXURY BUILDING AMENITIES



FULL SERVICE CONFERENCE & HUDDLE ROOMS
ACCOMMODATE UP TO 40 PEOPLE

GATHER

NEWLY RENOVATED MAIN LOBBY AND TENANT LOUNGE

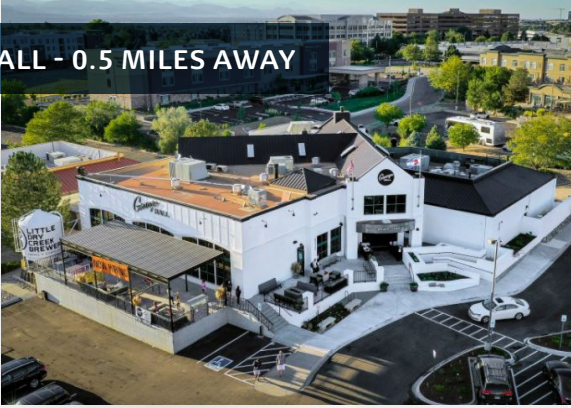


COMPLIMENTARY COFFEE
AND SPARKLING WATER
STATION

GRAB & GO FOOD

MINUTES TO ENTERTAINMENT

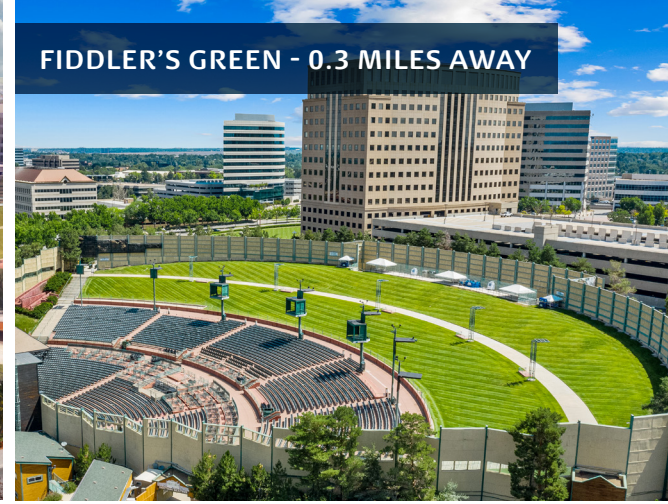
GRANGE HALL - 0.5 MILES AWAY



MARJORIE PARK - 0.3 MILES AWAY



FIDDLER'S GREEN - 0.3 MILES AWAY



SHAKE SHACK - 0.5 MILES AWAY



PINDUSTRY - 0.5 MILES AWAY



SOUTH DENVER'S PREMIER CLASS AA URBAN OFFICE



241,846 RSF



BUILT IN 2009



9 STORY
BUILDING



3:1,000 SF
ATTACHED STRUCTURED
PARKING



MONUMENT &
BUILDING SIGNAGE
AVAILABLE



9' FINISHED
CEILING HEIGHT

DEMOGRAPHIC SNAPSHOT



84,795
2025 POPULATION



56.5%
OWNER OCCUPIED



\$151,607
AVG HH INCOME



\$119,097
MEDIAN HH INCOME



POPULATION GROWTH

2020	85,134
2025	84,795
2030	85,939
2025 - 2030	+1.35%

HOUSEHOLD INCOME DISTRIBUTION

\$200k +	26.6%
\$150K - \$200K	12.9%
\$100K - \$150K	19.2%
< \$100K	41.3%

POPULATION MAKEUP

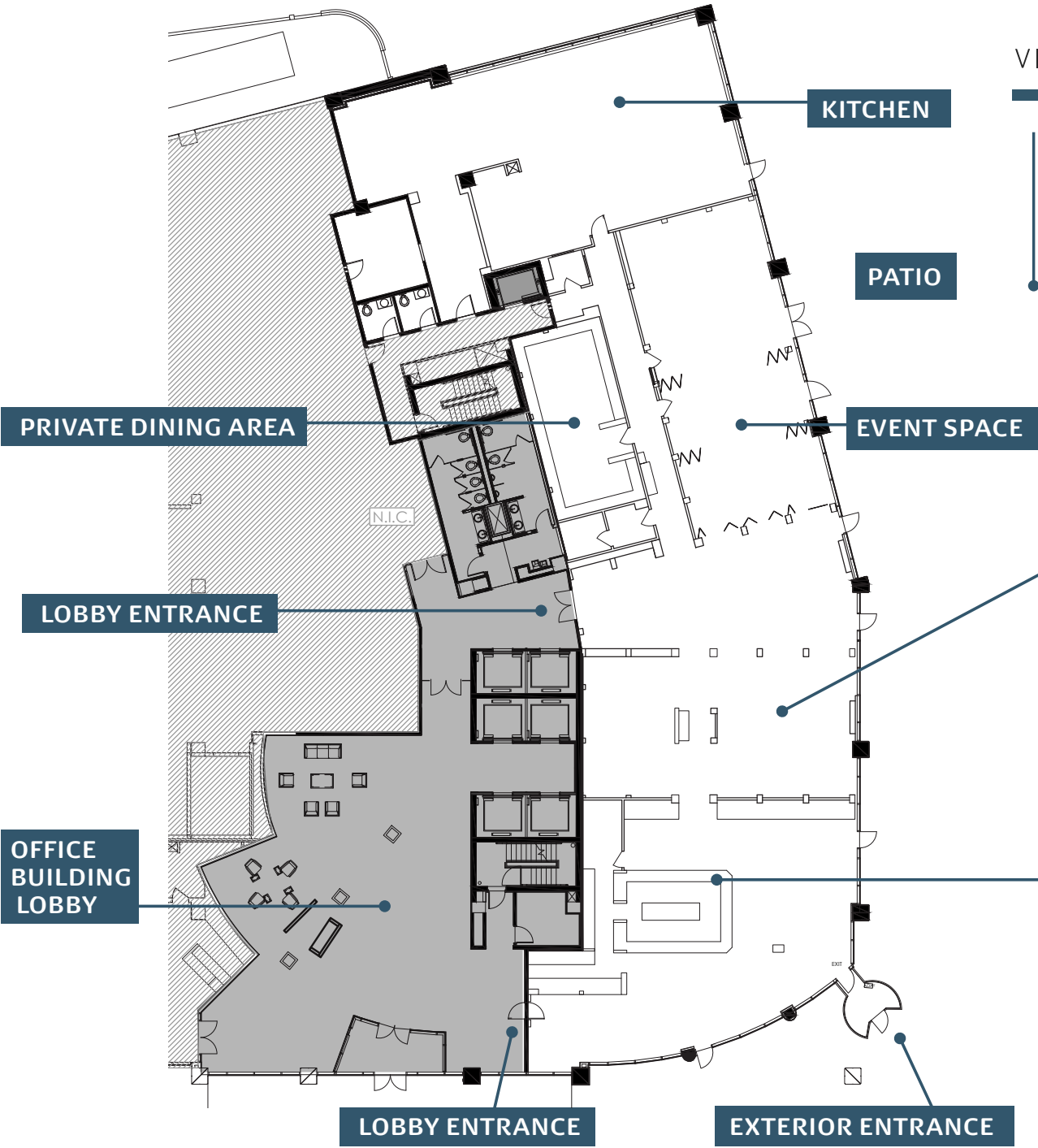
White	75.7%
Asian	8.1%
Black	3%
Other	13.2%

*DATA SETS PULLED FROM 3 MILE RADIUS OF THE PROPERTY

SUITE 100 - 12,092 SF

VCS1

VILLAGE CENTER STATION ONE



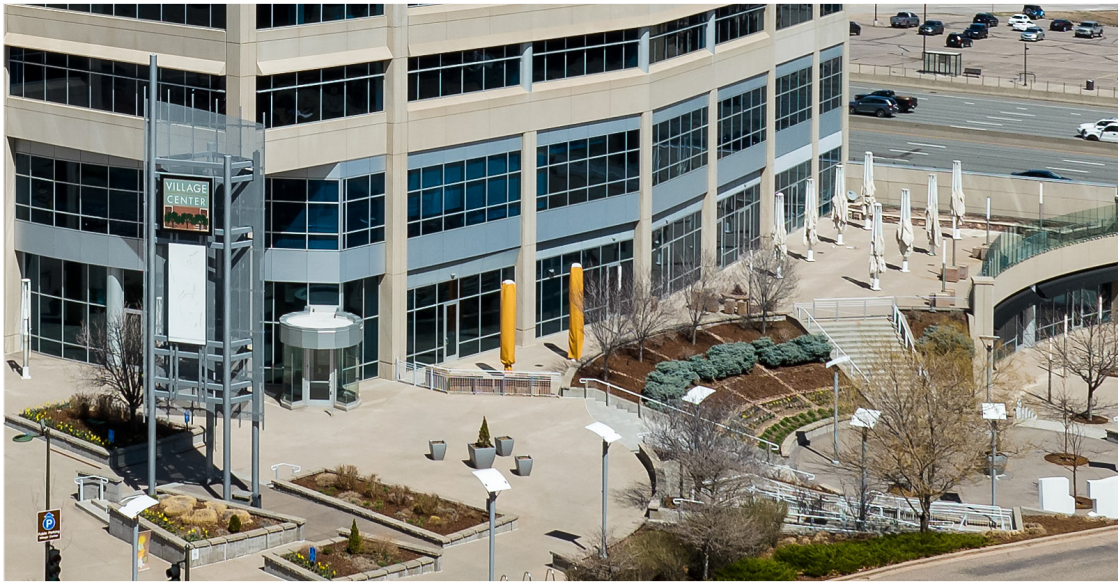
- 1ST FLOOR LOBBY IDENTITY
- MULTIPLE ENTRIES TO OUTDOOR PATIO
- 15' CEILING HEIGHT
- GLASS FROM FLOOR TO CEILING



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