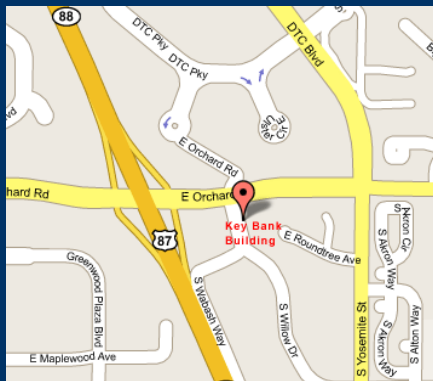


Key Bank Building

5950 South Willow Drive
Greenwood Village, CO 80111

Mountain Views/Spec Suites Orchard DTC Location Strong Ownership



- Easy to find, prominent DTC location one block east of I-25 on Orchard across from Del Frisco's.
- Great mountain views available.
- Spec Suites.
- Near the Orchard light rail station, hotels, retail, athletic clubs.
- 4.25/1,000 sf parking ratio.
- Award winning local ownership — Koelbel and Company has over 50 years of success in the Denver real estate business including projects such as: 560,000 sf Centennial Promenade shopping center; The Preserve, a prestigious residential community in Greenwood Village; and Centennial Valley, a 175 acre mixed-use project in Louisville.

Available Suites:

- **Suite 201 — 804 sf:** Great spec suite right off the elevator lobby with 3 offices and reception area.
- **Suite 212 — 1,478 sf:** Spec suite with 4 offices, reception area, kitchen/work room, and small conference room.
- **Suite 301 — 1,572 sf:** 2 offices on the perimeter, bull pen, kitchen/work room, and reception area.
- **Suite 304 — 1,611 sf:** 3 offices, reception area, conference room and work/file room.
- **Suite 200 — 2,324 sf:** Spec suite with mountain views, elevator lobby exposure, 5 offices, open area for cubes, conference room, kitchenette, and reception area.
- **Suite 220 — 2,521 sf:** Up to 6 perimeter offices, conference room, work/file room, and reception area.
- **Suite 210 — 2,597 sf:** Open plan, will build to suit.
- **Suite 310 — 3,773 sf:** 10 offices, conference room, open area for cubes, work/file room, kitchenette, reception area.
- **Suites 210 & 212 — 4,075 sf:** Will build to suit.
- **Suite 306 — 6,965 sf:** Mountain views, open plan for 40 cubes. Will build to suit.
- **Suites 304, 306 & 310 — 12,349 sf:** Mountain views. Will build to suit.

Spec Suite 200



For leasing information please contact:

Matt Smith | 303.996.8460
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1001 17th Street, Suite 410
Denver, CO 80202

www.vectorproperty.com

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