

# OFFICE LEASE

\$17/SF MODIFIED GROSS



## THE REAVIS PLAZA BUILDING 7860 E BERRY PL Greenwood Village, CO 80111

### PROPERTY HIGHLIGHTS

- Suite 140 Available Now
- Quiet Building
- 5 Private Offices
- Easy Access to I-25
- Recently Updated
- Kitchenette
- \$0.50 Annual Increases
- Tenants Pay Gas & Electric



LEASE RATE  
\$17/SF  
MOD. GROSS



AVAILABLE SF  
1,174  
SF



LEASE TERM  
3-5 YEAR  
TERM



MONTHLY RENT  
\$1,663  
PER MONTH



PARKING  
ON-SITE  
FREE



YEAR BUILT  
1979

### PROPERTY DESCRIPTION

The Reavis Plaza building is located in a quiet area in Greenwood Village with easy access from I-25, Orchard Rd, and Bellevue Ave.

The Orchard Light Rail Station is nearby with easy access to restaurants and retail shops at Landmark.

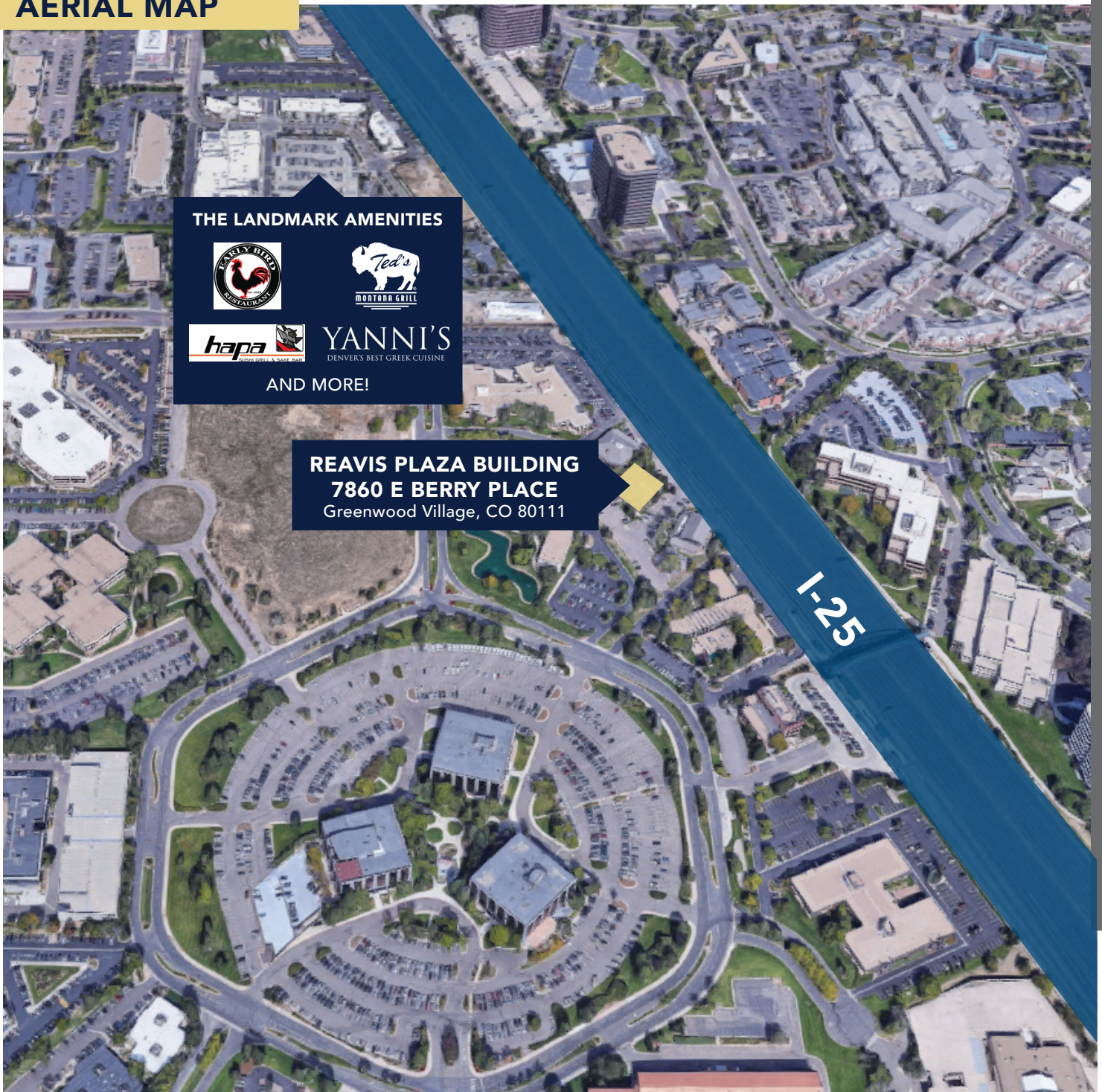
There is ample free surface parking for tenants. Suite 140 has 5 private offices with dedicated entrance on East side of building.

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## AERIAL MAP

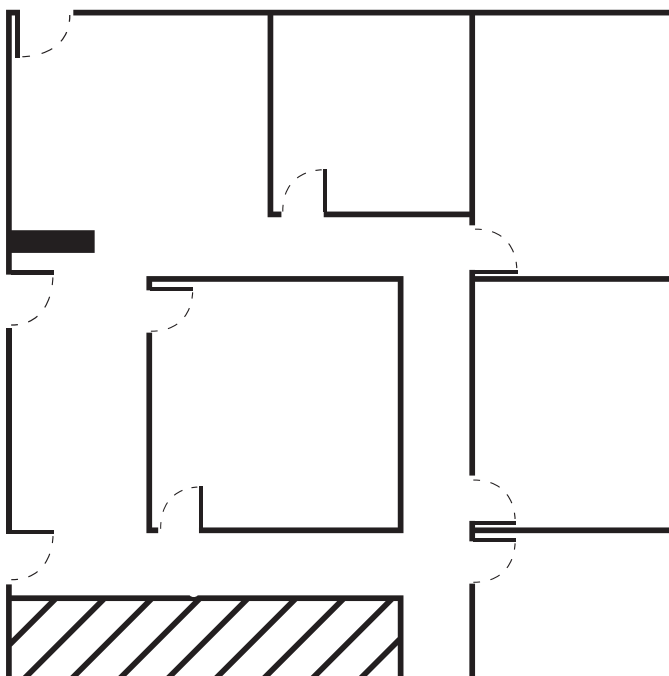


## AREA STATISTICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,629	99,151	281,733
Median Income	\$94,119	\$89,421	\$78,600
Households	3,334	44,702	123,584



## ADDITIONAL PHOTOS



If you have any further questions or would like to learn more,  
**please contact me today!**

**Doug Gates**

*Commercial Real Estate Advisor*

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