

REO SALE

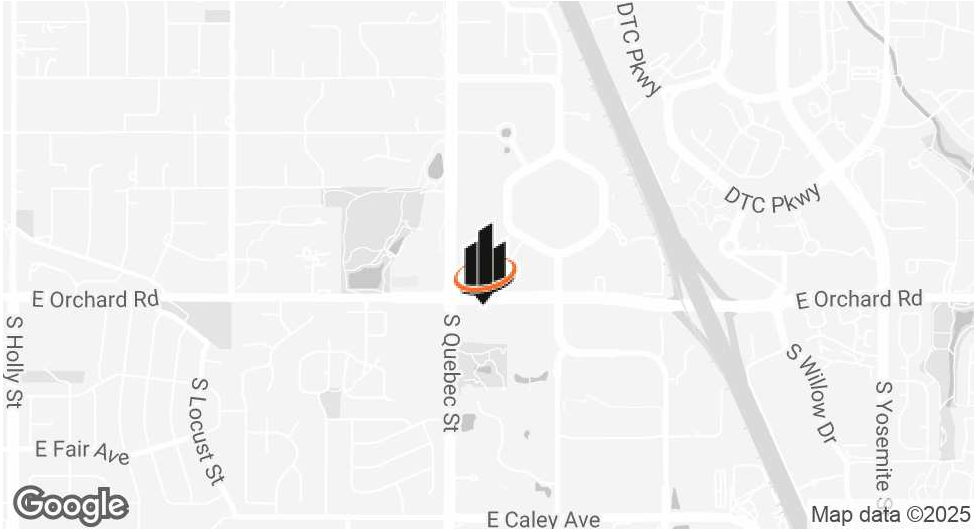
Solarium

7400 E ORCHARD RD

Greenwood Village, CO 80111



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$13,900,000
BUILDING SIZE:	171,189 SF
OCCUPANCY:	55%
LOT SIZE:	6.722 Acres
PRICE / SF:	\$81.20
PRICE/LAND SF:	\$47.47
MARKET:	Denver Metro
SUBMARKET:	Southeast / Greenwood Village

PROPERTY OVERVIEW

SVN Denver Commercial is proud to present The Solarium, a 171,189 sq. ft. REO office property featuring two buildings connected by a stunning glass atrium with mountain views. Recent upgrades (2015-2022) include modernized restrooms, locker rooms with showers, bike storage, grab-and-go food service, elevator updates, a chiller replacement, and parking deck renovations, including EV chargers. Targeting the active small-tenant market in the Southeast submarket, The Solarium offers move-in-ready suites and a diverse tenant mix, with the largest tenant occupying less than 5% of the space. With Class-A construction, strong land value, and pricing well below replacement cost, this offering presents a tremendous investment or owner-user opportunity.

PROPERTY HIGHLIGHTS

- Value-Add REO Investment or Owner-User Opportunity
- Priced at less than 20% of Estimated Replacement Cost
- Potential Covered Land Play | Hard Corner of Busy Intersection

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Cherry Creek State Park

Cherry Creek High School

KIMPTON HOTELS & RESTAURANTS

TAP & BURGER

LOS Chungones

RUTH'S CHRIS STEAK HOUSE

URBAN egg

pure barre

MARRIOTT

HYATT REGENCY

Shooze

Fairfield BY MARRIOTT

Hilton Garden Inn

Sharehand

Wendy's

BOK FINANCIAL

Comedy Works

bapa

Ted's

Bad Daddy's BURGER BAR

LANDMARK THEATRES

PIZZA REPUBLIC

CYCLEBAR

Starbucks

OCEAN PRIME

CHIPOTE

KeyBank

Yayas

KeyBank

CLUB GREENWOOD

THE BEST PART OF YOUR DAY!

SUBJECT PROPERTY

7400 E Orchard Road
Greenwood Village, CO

SPROUTS FARMERS MARKET

The UPS Store

CHASE

SHAKE SHACK

PINDUSTRY

Starbucks

TACO BELL

GARBANZO

7 ELEVEN

MODERN market EATERY

Red Robin

Exxon

FIVE GUYS

ME

Office DEPOT

MODY'S

TORCHYS

DQ

McDonald's

Candleland

PickUpUSA

CHIPOTE

FIDDLER'S GREEN

AMPHITHEATRE

THE HOME DEPOT

LOWE'S

KREI

LAQUINTA

Starbucks

Sinclair

Best Western

Chick-fil-A

KFC

TARGET

WELLS FARGO

KeyBank

HYATT house

Budget

CVS pharmacy

Wendy's

Sheraton

E Belleview Ave

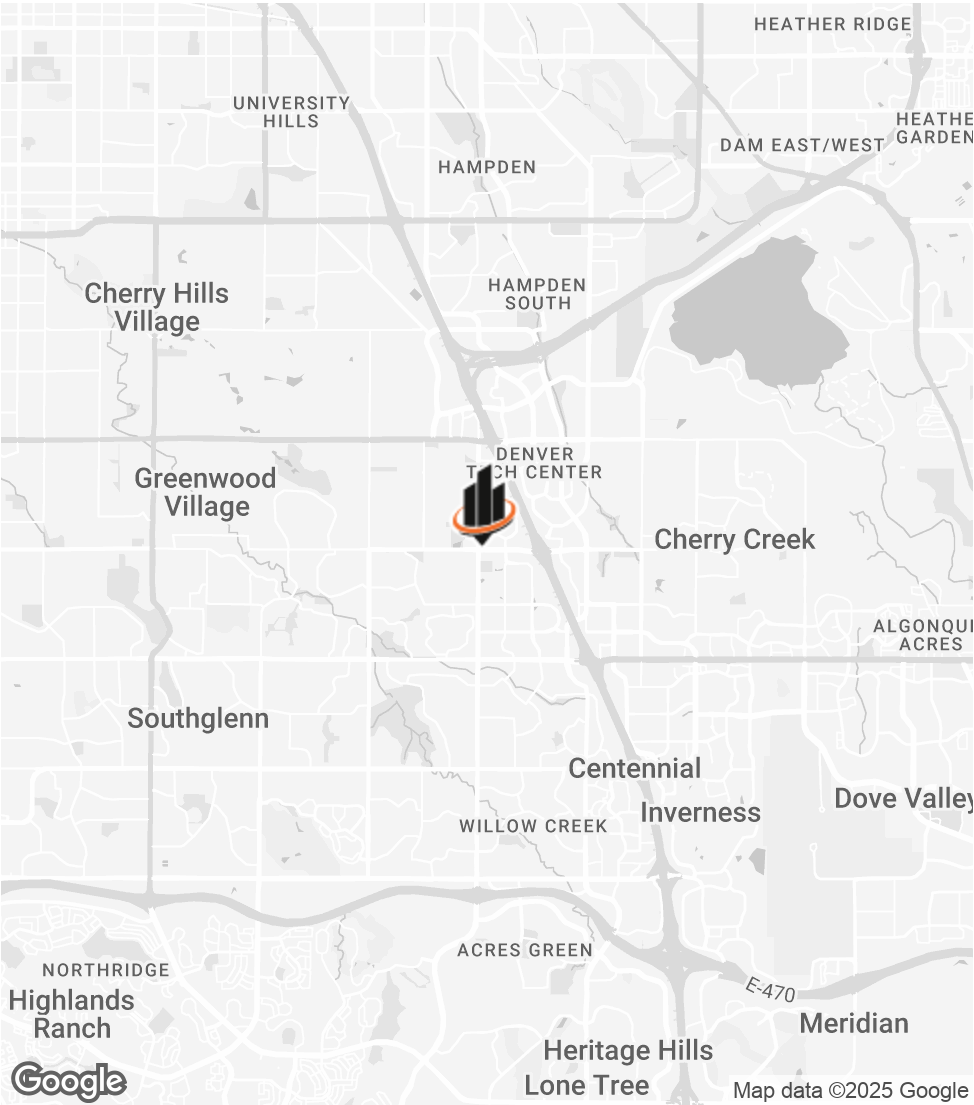
E Orchard Road

E Arapahoe Road

INTERSTATE 225

INTERSTATE 25

LOCATION MAPS



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