

HIGH POINTE

6430 S. Fiddler's Green Cir. • Greenwood Village, CO 80111



FEATURES & AMENITIES



Adjacent to Arapahoe at Village Center Station Light Rail



Direct access to over seventy restaurants, nine banks & eleven hotels within a one mile radius



Shower and locker facilities



Outstanding views



Large efficient floor plate



Nine foot ceiling height



Common conference room



Card key access

PROPERTY INFO

Total Square Feet

- 119,834 RSF

2026 Operating Expenses

- \$13.44/SF

Floors

- Five (5)

Parking Ratio

- 3.8:1,000 RSF
Covered: \$50/space/month
Reserved: \$80/space/month

Lease Rate

- \$18.00 - \$18.50/RSF NNN

SOUTHEAST SUBURBAN AMENITIES



AMENITIES

1. Starbucks
Urban Market
Fiddlers Green
Marjorie Park
Vibe Coffee and Wine
Museum of Outdoor Arts
2. Jimmy John's
Chipotle
Arby's
McDonald's
Good Times
Taco Bell
Einstein Bros.
Crumbl Cookies
Modern Market
Torchys Tacos
Red Robin
Sprouts
3. Pindustry
Shake Shack
Chuy's
Sukiya Ramen
Garnish Indian Fusion
The Rouge Bistro

LEASING CONTACTS



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AVAILABILITY

Suite	RSF	Comments
250	5,564	Perimeter glass line provides natural light throughout the private offices and workspace. Seven (7) perimeter offices including corner executive office, large conference room, medium conference room, open work area, and break room.

Suite	RSF	Comments
300	10,777	Office intensive suite with Western views! Contiguous with Suite 350 for 24,871 SF. Private offices, conference room, open area for workstations, reception area, breakroom, and storage.
500	24,871	Full-floor opportunity featuring a balanced mix of perimeter private offices, conference rooms, open workspace, and collaborative areas! Available 4/1/2027.

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

Granite