



**OPPORTUNITY** 

**FACTS & FEATURES** 

LOCATION

**DEMOGRAPHICS** 

FLOOR PLANS

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# This is where everything comes together

productivity • creativity • conversation • collaboration • food • health • shopping





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# **INNOVATE**

Agile workspace for all individuals & organizations.

# **ENGAGE**

At the food hall or at one of the many indoor or outdoor meeting spaces.

# **AMPLIFY**

Maximize output through integrated, robust technology.

# **CONVALESCE**

Heal the body, mind and soul through exercise, collaboration and wide-open areas.

#### EXPAND

Hire the best talent & keep them through a superior workplace experience.

# **ENJOY**

A work-life balance!



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#### **Large Floorplates**

- Seamless Business Operations
- Better Access Control
- More Personal Space



# Healthy Employees, Higher Productivity

- State of The Art Ventilation
- On-Site Fitness and Dining
- Feel Better with More Natural Light



#### **Outdoor Spaces & More**

- Promote Mental Well-being
- Enjoy Outdoor Meetings
- Social Distance...with friends



# A New Approach

- No or Little Elevator Useage
- Increased Outside Air
- Near Home For Everyone



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# **HEATLHY ENVIRONMENT**

The newly redeveloped commerical office, mixed retail, and dining spaces at 8081 E Orchard have been developed with advanced building technology features to offer our Tenants, their employees and patrons a superior indoor air quality and enhanced occupant hygiene.

The installed HVAC system does not share any recirculated airflow between Tenant spaces or common areas once demised and allows for maximum flexibility in space programming by separating heating and cooling capacity from ventilation requirements.

The state-of-the-art systems provide 'medical grade' air cleanliness that meet and exceed the requirements for reduction of Volatile Organic Compound (VOC) concentrations, reduction of airborne particulates, improved pathogen and infection control, increase fresh outdoor air content and overall improved comfort.

The technology has also been tested for effectiveness in killing the SARS-CoV-2 virus that causes COVID-19 with a 30 minute reduction of 99.4% in the tested closed chamber scenario.

With the HVAC distributed terminal design combined with a central humidity controlled **Dedicated Outdoor Air System** ventilation design, Tenants can take advantage of air movement systems in their spaces that provide additional removal of contaminants from the space and filter them out more effectively than in a traditional mixing and centrally recirculated HVAC systems usually found in commercial buildings.

8081 uses a technology called **Needle Point Bipolar**Ionization™ (NPBI™) by Global Plasma Solutions® which
produces very small electrical charges in the air before
it is filtered that makes contaminants that are usually
too small to be captured clump together and stick to
the filter instead of passing through.





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#### **Shorter Commute Time.**

The average commute time in Denver's metro is over 45 minutes. 8081 E Orchard provides less than a 30 minute commute to 72% of Denver residents.

#### Direct Access.

A single turn from I-25 and **Orchard Road provides easy** access for commuters & visitors.

#### **Public Transportation.**

With less than a 3-minute walk on a designated path from the **Orchard Light Rail Station, 8081** provides one of the best public transportion options in the Southeast market.

**DOWNTOWN DENVER** 

**20 MIN** 

**DENVER AIRPORT** 

**30 MIN** 

CENTENNIAL **AIRPORT** 

COLORADO SPRINGS, COLORADO

BOULDER, COLORADO



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3-MINUTE DRIVE OR LESS

Restaurants, Bars & Fast Food Grocery Stores Banks, Savings & Lending Institutions

Hotels & Lodging

Health Services

83

8

77

12

134



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BACHELORS DEGREE OR HIGHER EDUCATION ATTAINMENT



\$126,106

MEDIAN GREENDWOOD VILLAGE HOUSEHOLD INCOME



\$664,594

MEDIAN HOME VALUE



9.14%

ESTIMATED POPULATION GROWTH FOR THE NEXT FIVE YEARS



148,017

DAYTIME WORKERS WITHIN THREE MILES





# Hiving just got easier.

As a state, Colorado has one of the nation's most educated workforces, ranking 2nd among the 50 states for percentage of residents with bachelor's degree or higher. Metro Denver has 46.5% of residents with a bachelor's degree or higher, which is approximately 14% higher than the national average.



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220+

Projects to date

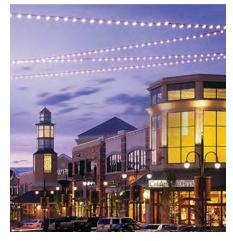
\$3.5 Billion

In combined project value 2 Largest

Retail projects in the U.S. currently in progress







Founded in 1992, Alberta Development Partners is engaged in the acquisition, development and investment of retail and residential real estate opportunities located throughout the western United States. Alberta focuses its efforts on regional retail shopping centers, mixed-use commercial and residential projects. In the past four years, Alberta has closed on in excess of \$162 million worth of land for new development, delivered \$460 million worth of completed projects, and presently has \$812 million in active construction projects, making Alberta one of the most aggressive retail and mixed-use development firms in the marketplace. Alberta participates in acquisition, design, leasing, operations and management making them experienced in all aspects of the business.



#### LEASING INFORMATION

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