

# 8081

E ORCHARD ROAD



ALBERTA  
DEVELOPMENT PARTNERS. LLC



# 8081

E ORCHARD ROAD

*This is where everything comes together*

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

INTRODUCTION

OPPORTUNITY

FACTS & FEATURES

LOCATION

DEMOGRAPHICS

FLOOR PLANS

CONTACT



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INTRODUCTION

OPPORTUNITY

FACTS & FEATURES

LOCATION

DEMOGRAPHICS

FLOOR PLANS

CONTACT

*And this is where the talent goes.*

A unique spec-to-suit opportunity for a progressive user looking to attract Denver's most desired professionals. With an ideal location that provides walkability to numerous amenities and direct access to public transportation, but without the inconvenience of traffic and parking, no one will want to work downtown again.



8081 E Orchard Road

A place to...

## 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.

## CONVALESCENCE

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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AIR  
LIGHT  
FITNESS  
MIND

*A New Approach to  
Your Office Space Needs*

INTRODUCTION

OPPORTUNITY

FACTS & FEATURES

LOCATION

DEMOGRAPHICS

FLOOR PLANS

CONTACT



## AIR QUALITY TECHNOLOGY FEATURES



### 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 Usage
- Increased Outside Air
- Near Home For Everyone



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## HEALTHY ENVIRONMENT

The newly redeveloped commercial 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.

INTRODUCTION

OPPORTUNITY

FACTS & FEATURES

LOCATION

DEMOGRAPHICS

FLOOR PLANS

CONTACT

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.



# 8081

E ORCHARD ROAD

INTRODUCTION

OPPORTUNITY

FACTS & FEATURES

LOCATION

DEMOGRAPHICS

FLOOR PLANS

CONTACT



*Less time commuting  
and more time living.*

**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 transportation options in the Southeast market.

## DRIVE TIMES

## AMENITIES

DOWNTOWN  
DENVER  
**20 MIN**

DENVER AIRPORT  
**30 MIN**

CENTENNIAL  
AIRPORT  
**10 MIN**

COLORADO SPRINGS,  
COLORADO  
**45 MIN**

BOULDER,  
COLORADO  
**50 MIN**

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E ORCHARD ROAD

INTRODUCTION

OPPORTUNITY

FACTS & FEATURES

LOCATION

DEMOGRAPHICS

FLOOR PLANS

CONTACT



DRIVE TIMES

AMENITIES

**3-MINUTE  
DRIVE  
OR LESS**

Restaurants, Bars  
& Fast Food

**83**

Grocery  
Stores

**8**

Banks, Savings &  
Lending Institutions

**77**

Hotels &  
Lodging

**12**

Health  
Services

**134**



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E ORCHARD ROAD

INTRODUCTION

OPPORTUNITY

FACTS & FEATURES

LOCATION

DEMOGRAPHICS

FLOOR PLANS

CONTACT



73.3%

BACHELORS DEGREE  
OR HIGHER EDUCATION  
ATTAINMENT



\$126,106

MEDIAN GREENWOOD  
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



276,000

DAILY COMMUTERS  
ON I-25



*Hiring 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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INTRODUCTION

OPPORTUNITY

FACTS & FEATURES

LOCATION

DEMOGRAPHICS

FLOOR PLANS

CONTACT



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The expansive floor plates will provide a higher efficiency in your business operations.

The on-site outdoor park and collaboration area and the numerous food offerings at Whole Foods provides your employees the comfort and the convenience of a downtown location.

With the existing skylights, the building is flooded with natural light on all levels.



INTRODUCTION

OPPORTUNITY

FACTS & FEATURES

LOCATION

DEMOGRAPHICS

FLOOR PLANS

CONTACT



**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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