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**CUSHMAN &  
WAKEFIELD**



# Experience Work Differently

Cascades is an outstanding Class A office conveniently located in the Southeast Suburban submarket in Denver. This building sits within the Fiddlers Green neighborhood of Greenwood Village, home to Denver's trophy assets and one of the most desirable corporate business parks. With an ideal location, this building is one of the most attractive options in the market for tenants of all sizes.

## highlights



### ADDRESS

6300 S SYRACUSE WAY, CENTENNIAL, CO 80111



### RENTABLE AREA

337,738 SF



### YEAR BUILT

1984



### PARKING RATIO

3.2 : 1,000 SF

50% SURFACE FREE

50% COVERED

COVERED UNRESERVED: \$65.00/MONTH

COVERED RESERVED: \$90.00/MONTH



### STORIES

7





# Building Features

**FITNESS CENTER**  
WITH LOCKERS & SHOWERS

**CONFERENCE CENTER**  
SEATING 138 PEOPLE

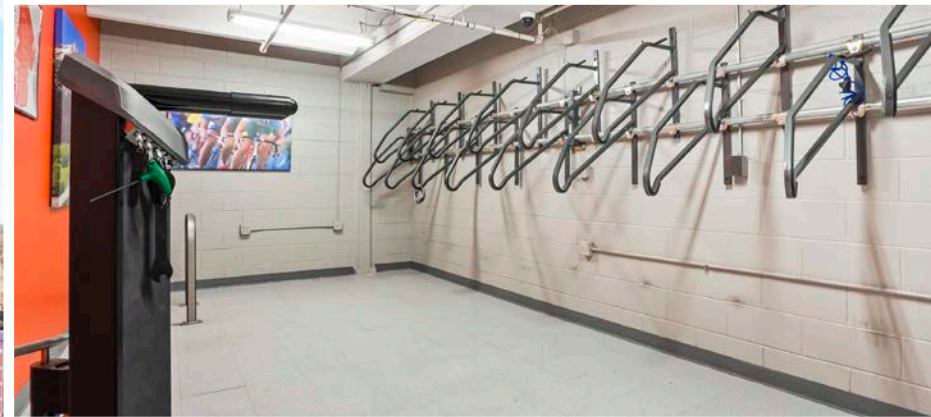
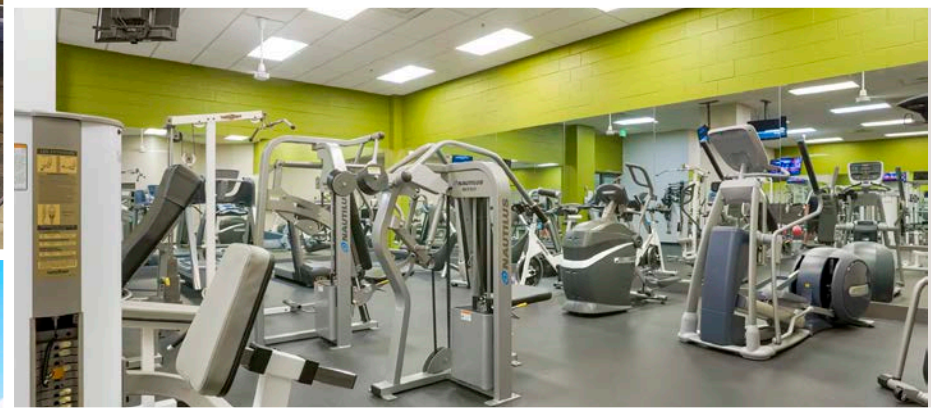
**OUTDOOR PATIO**  
RESORT - STYLE SEATING

**BIKE STORAGE**  
WITH REPAIR STATION

**MOUNTIAN VIEWS**

**CENTRAL ATRIUM**  
WITH ROOFTOP SKYLIGHTS





# Access the Amenities

Conveniently located between Orchard Road and Arapahoe Road, Cascades is easily accessible from the north or south. Placed minutes from I-25 and is just a 10-minute walk from the Arapahoe Village Center Station light rail stop which provide connectivity throughout the Denver Metro Area. Plus, Cascades offices easy access to several restaurants, Fiddler's Green Amphitheatre, and shopping centers.



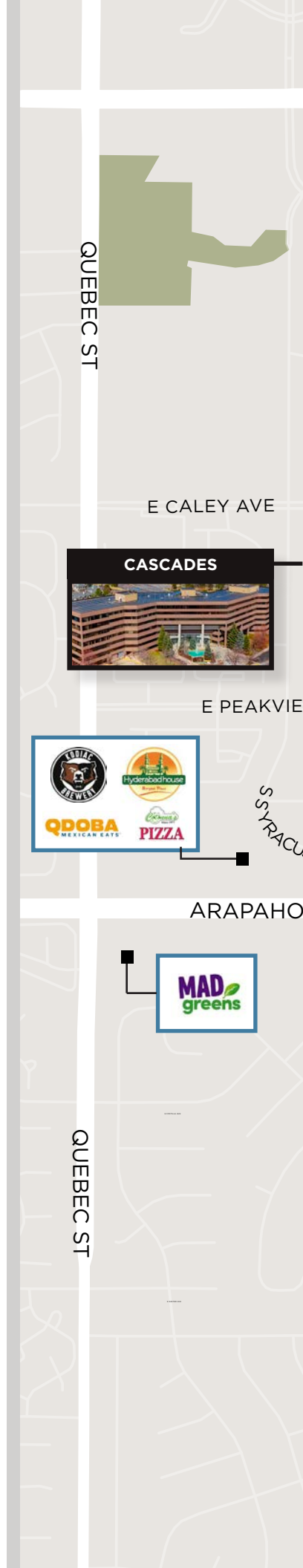
**15 Minutes**  
to Centennial Airport



**20 minutes**  
to Downtown Denver



**42 Minutes**  
to DIA





SNARF'S Sandwiches

E ORCHARD RD

E ABERD

Del Frisco's  
DOUBLE EAGLE STEAKHOUSE

SPICE TRADE  
BREWERY & KITCHEN

YOSEMITE ST

E MAPLEWOOD AVE

Mangia & Bevi  
Pizzeria Napoletana



25

ARAPAHOE AT  
VILLAGE CENTER STATION  
(E & R LINES)

GREENWOOD VILLAGE

FIDDLER'S GREEN

MODERN  
market  
EATERY

TORCHY'S  
TACOS

SPROUTS  
FARMERS MARKET

McDonald's  
TACO BELL  
CHIPOTE

S BOSTON ST

S DAYTON ST

IC  
ICEHOUSE

BENEDICT'S  
BREAKFAST • LUNCH • BURGERS



SPITZ  
Mediterranean Jewish Food

PINDUSTRY



Chuy's

Garnish



REI  
COOP

Cafe Rio  
MEXICAN GRILL

DUNKIN'  
DONUTS



MEATBALL

Chick-fil-A

brothers  
BBQ

E PEAKVIE

W AVE

SE WAY

E RD

ARAPAHO

TWIN PEAKS  
Sinn  
McCool's  
Wild High  
Brewery Company  
FIRST  
WATCH

S CLINTON ST



Schlottsky's  
THE SPORTSBOOK  
BAR & GRILL  
ZIG  
ZAG  
• BREWED BEER •

S UINTA ST

E BRIARWOOD BLVD

YOSEMITE ST

VIEWHOUSE  
EATERY, BAR & ROOFTOP

E EASTER AVE

S SPRUCE ST

E GEDDES AVE

MAGGIANO'S  
LITTLE ITALY

S NORT



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