CASCADES



W. RYAN STOUT
303.813.6448
ryan.stout@cushwake.com

ZACHARY T. WILLIAMS
303.813.6474
zach.williams@cushwake.com

BRIAN HUTT
303.349.3460
brian.hutt@cushwake.com

CUSHMAN & WAKEFIELD

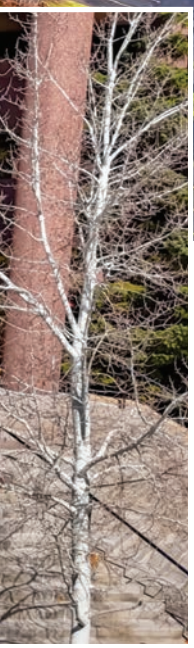
CASCADES











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

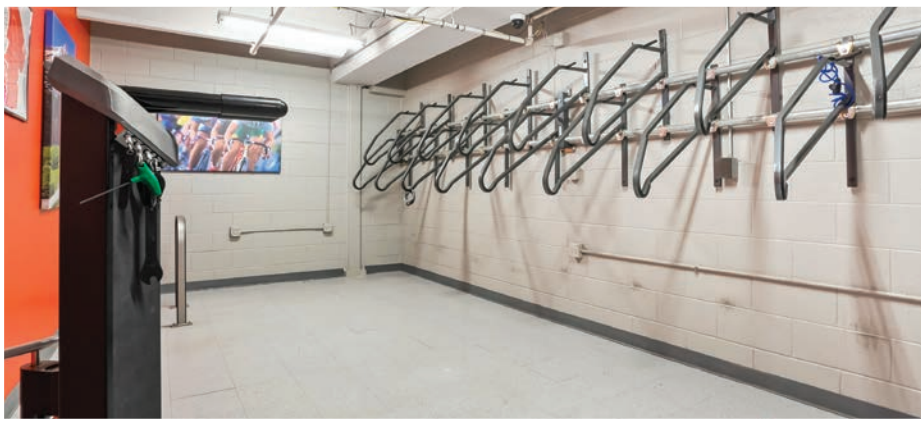
MOUNTIAN VIEWS

CENTRAL ATRIUM
WITH ROOFTOP SKYLIGHTS











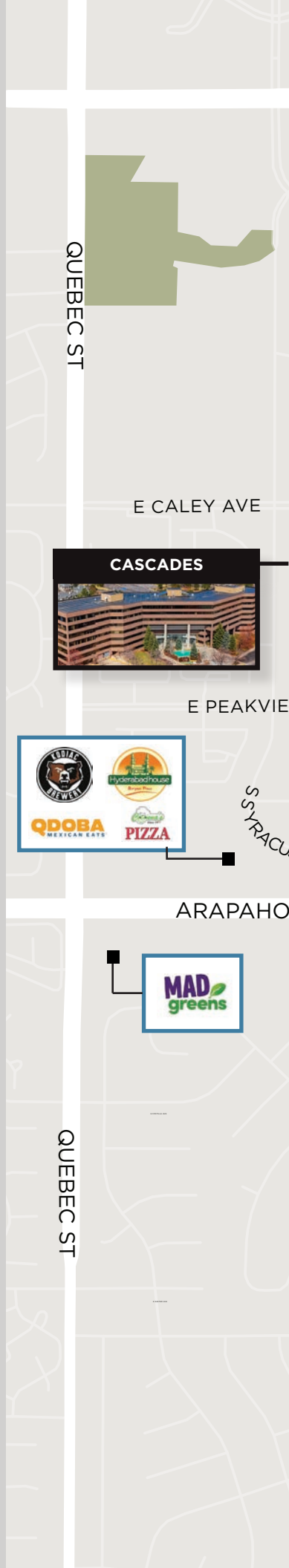
Access the Amenities

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
SPICE TRADE BREWERY & KITCHEN
Del Frisco's DOUBLE EAGLE STEAKHOUSE
YOSEMITE ST
S WABASH WAY
E MAPLEWOOD AVE
Mangia & Bevi Pizzeria Napoletana
UM URBAN MARKET
ARAPAHOE AT VILLAGE CENTER STATION (E & R LINES)
25
GREENWOOD VILLAGE
S BOSTON ST
S DAYTON ST
FIDDLER'S GREEN AMPHITHEATER
MODERN market EATERY
TORCHY'S TACOS
SPROUTS FARMERS MARKET
TACO BELL
CHIPOTLE MEXICAN GRILL
I.C. BREWHOUSE
W AVE
DUNKIN' DONUTS
Sushi Katsu
Cafe Rio MEXICAN GRILL
MEATBALL
Chick-fil-A
brothers BBQ
REI co-op
BENEDICT'S BREAKFAST • LUNCH • BURGERS
CRACK SHACK
SPITZ
PINDUSTRY
CHERRY CREEK
Chuy's
Garnish
SHAKE SHACK
SUKIYA RAMEN
E PEAKVIE
SE WAY
E RD
ARAPAHO
TWIN PEAKS
Finn MacCool's
Mile High Burrito Company
FIRST WATCH
S CLINTON ST
Schlotzsky's
THE SPORTSBOOK BAR & GRILL
ZIG ZAG
S UINTA ST
E BRIARWOOD BLVD
YOSEMITE ST
VIEWHOUSE
EATERY, BAR & ROOFTOP
25
E EASTER AVE
S SPRUCE ST
E GEDDES AVE
MAGGIANO'S LITTLE ITALY
FULTON ST

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