

6438-6444

S Quebec St  
CENTENNIAL, CO



# FOR SALE

*office building*

14,983 RSF // \$1,350,000 // (\$90.10/RSF)

EXCLUSIVELY MARKETED BY:

NATASHA FELTEN  
303 327 5800  
NFELTEN@COLOCOMM.COM

COLORADO COMMERCIAL COMPANIES  
2937 ULSTER STREET  
DENVER, CO 80238



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*No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our Principals.*



# BUILDING

*specifications*



## PROPERTY ADDRESS

6438 - 6444 S. Quebec St  
Centennial, CO 80111



## TOTAL CONDO SIZE

14,983 RSF



## YEAR BUILT

1981



## SURFACE PARKING

3.3:1,000 RSF



## TIMING

Available Immediately



## PRICE

\$1,350,000 (\$90.10/RSF)

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# BUILDING *amenities*

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CENTENNIAL, CO  
\$1,350,000 // (\$90.10/RSF)

**AVAILABLE:** Immediately

**BUILDING SIZE:** 14,983 RSF

- BUILDING FEATURES:**
- Private and quiet location within Greenwood Executive Park
  - Building 7 adjoins a shared courtyard with grass and mature trees
  - 4 patios provide first floor suites with access to outdoor space
  - Lower level provides excellent storage and space for building manager/engineer and supplies
  - Decks on second floor provide rare outdoor space
  - Cathedral ceilings and good window line
  - 3.3:1,000 Surface Parking
  - HOA provides exterior maintenance, snow removal and landscaping
  - Convenient location in proximity to I-25
  - Easy access to Orchard and Arapahoe Roads, as well as Quebec Street
  - Walk to Arapahoe Station light rail stop; multiple bus stops nearby
  - Close to many restaurants and shops, including The Landmark, Fiddlers Green and Pindustry



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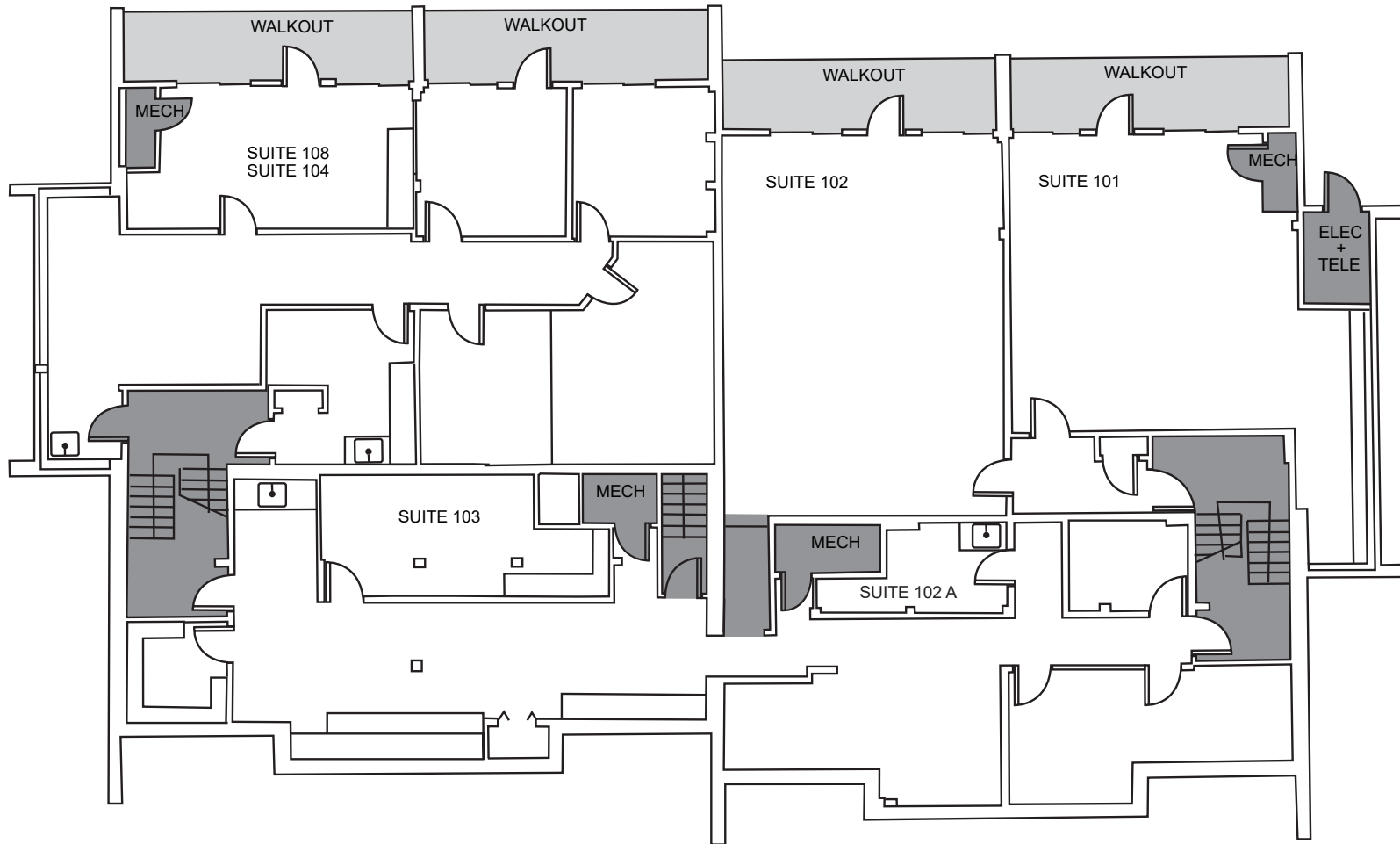


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# LOWER LEVEL/FIRST FLOOR

*floor plan*

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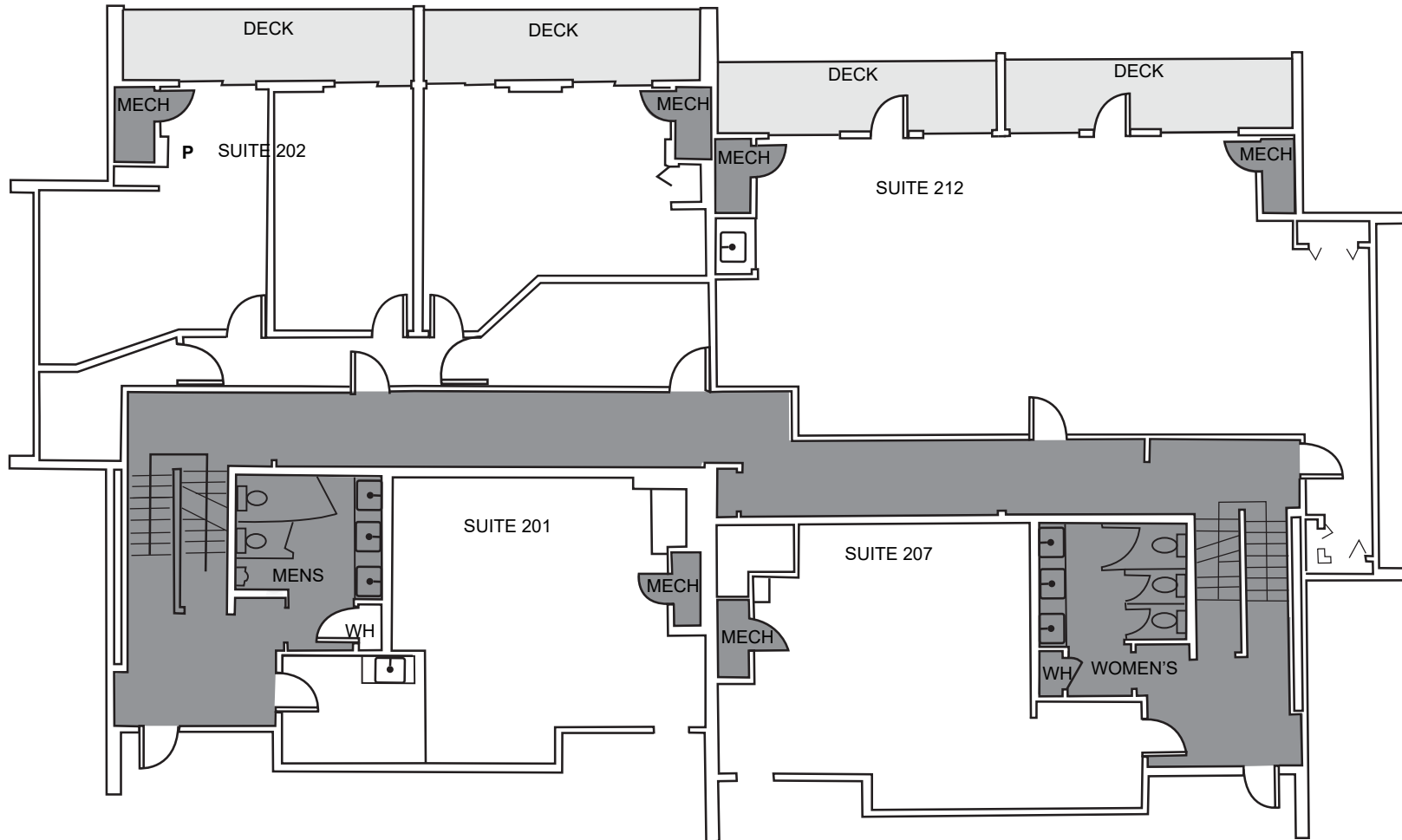
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# SECOND FLOOR floor plan

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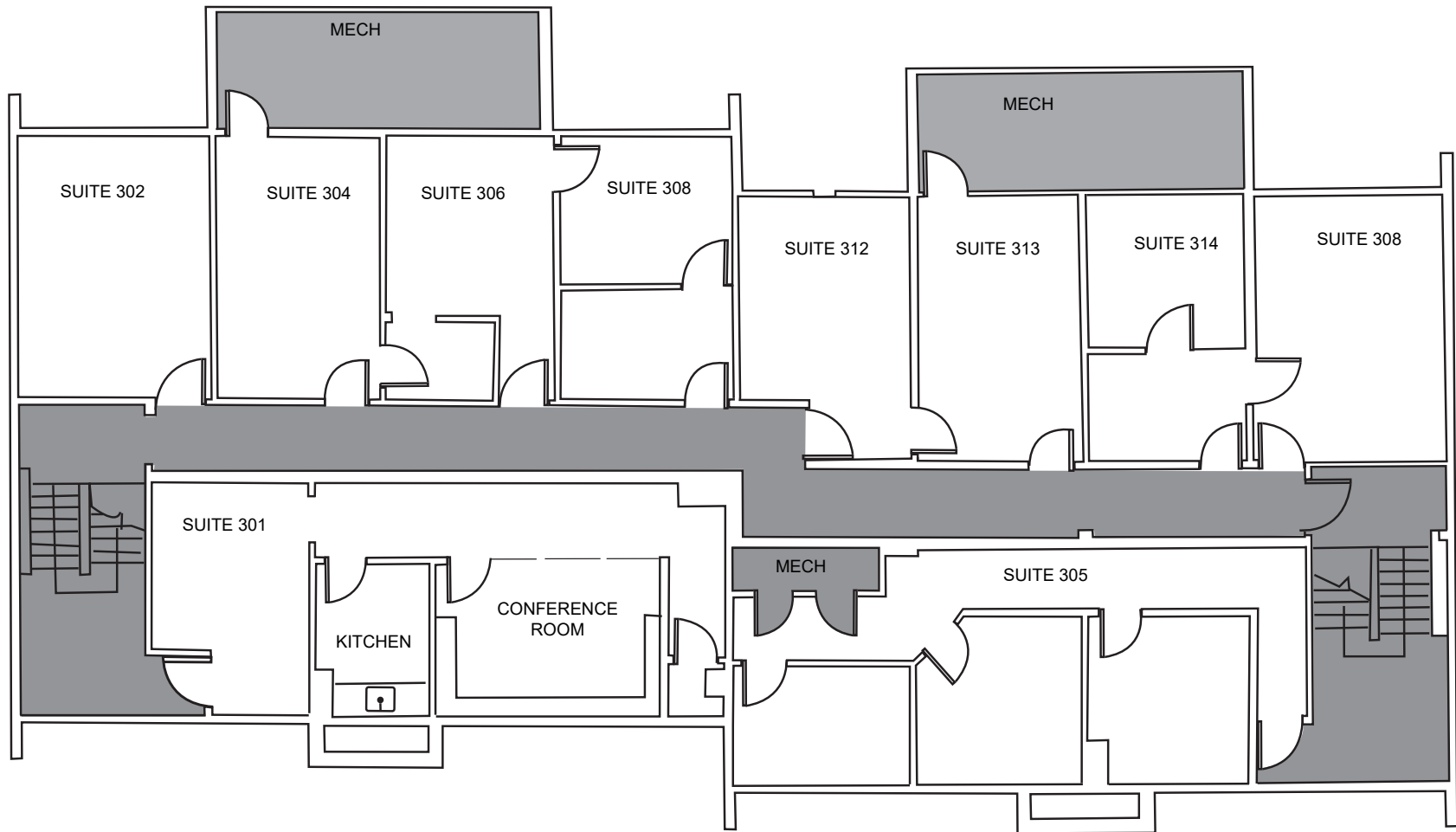


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# THIRD FLOOR floor plan

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# NEIGHBORHOOD *amenities*

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## NEARBY AMENITIES:

- 7-Eleven
- Advance Auto Parts
- Arby's
- Chipotle
- Dairy Queen
- Einstein Bagels
- Good Times Burgers
- Jimmy John's
- Massage Envy
- McDonald's
- Mobil
- Papa John's
- Taco Bell
- Autowash Car Wash
- Benedict's Restaurant
- Big O Tires
- Chuy's
- Garnish Indian Fusion
- Jumpstreet
- Regal Cinebarre
- Sukiya Ramen
- Springhill Suites
- Tocabe
- U.S. Bank
- Pindustry
- Chase Bank
- Crunch Fitness
- Fit Body Boot Camp
- Five Guys
- GMC
- Modern Market
- Molly's Spirits
- Office Depot
- Red Robin
- Residence Inn
- Sports Clips
- Sprouts
- Teriyaki Madness
- Torchy's Tacos
- Boba Tea & Snacks
- Circle K
- Colonna's Pizza
- First National Bank
- Goodyear
- Grease Monkey
- Heritage Wine & Liquor
- Hyderabad House
- QDOBA
- Safeway
- Sakura Bowl
- Shell
- Smokin' Dave's BBQ
- Valero
- Wells Fargo

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