



5800

SOUTH QUEBEC





Premium Office Opportunity in Greenwood Village



5800

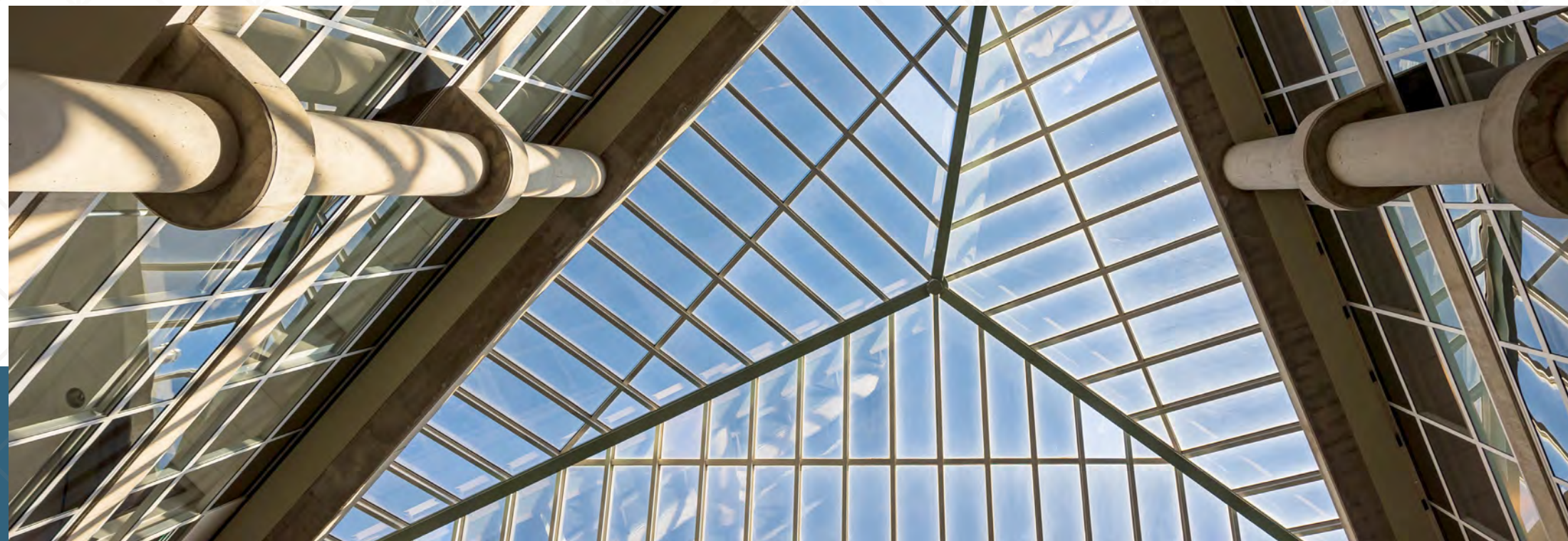
SOUTH QUEBEC

Building Details

-  Building Size: 163,647 SF
-  Floors: 4
-  41,000 - 52,000 SF Floorplates
-  Parking Ratio: 4.3:1,000 SF
60% surface, 40% structured

Opportunity Highlights

-  Full building opportunity, divisible to 30,000 SF
-  Premier Greenwood Village location
-  Unobstructed western mountain views
-  Large floorplates
-  Dramatic 4 story atrium
-  Planned full amenity set
-  Robust infrastructure in place
3000 dual feed (ATO)
-  Building & monument signage available



Exciting Building Improvements

Modernized lobby

Central atrium tenant lounge & cafe





Planned conference center

Planned fitness center

Outdoor seating area



Amenity Rich Neighborhood

-  Directly across from Club Greenwood (formerly Greenwood Athletic Club)
-  Just a 5-minute walk to the Orchard Light Rail Station
-  Close proximity to the Landmark Shopping Center, offering upscale dining and retail options
-  Convenient access to I-25



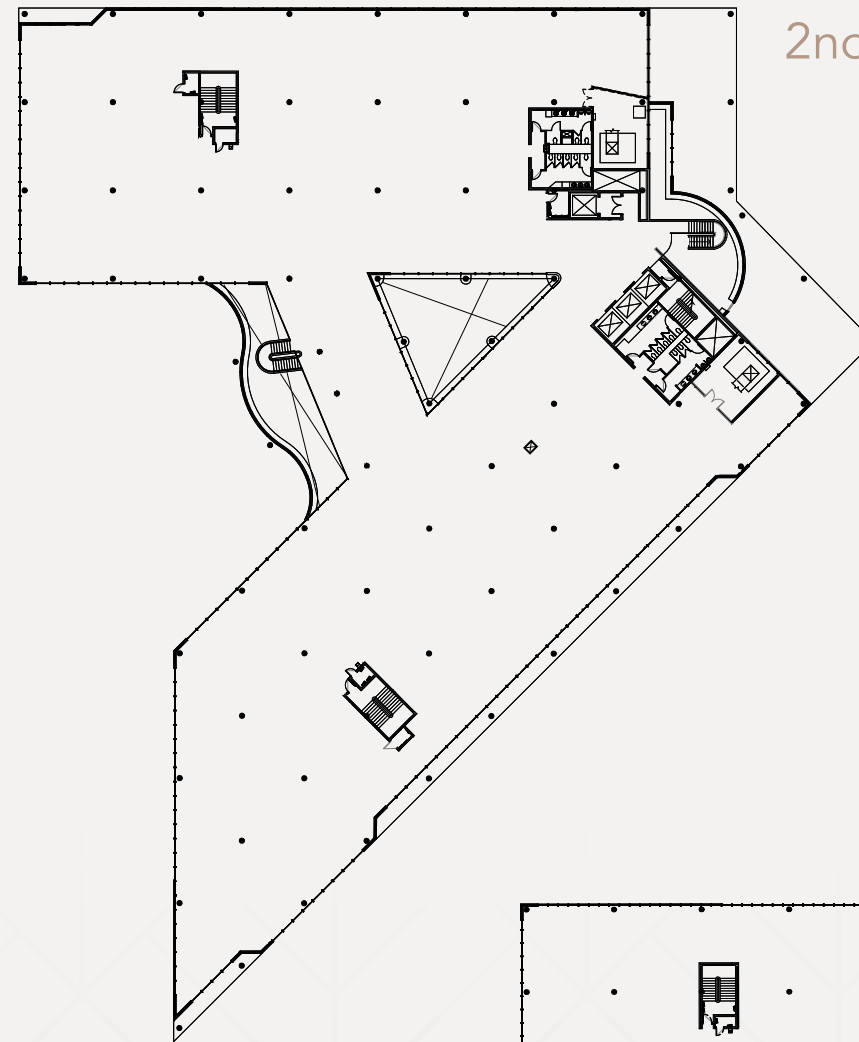
EVERYTHING YOU NEED, MINUTES AWAY

LANDMARK SHOPS			BELLEVUE STATION	
				
				
				

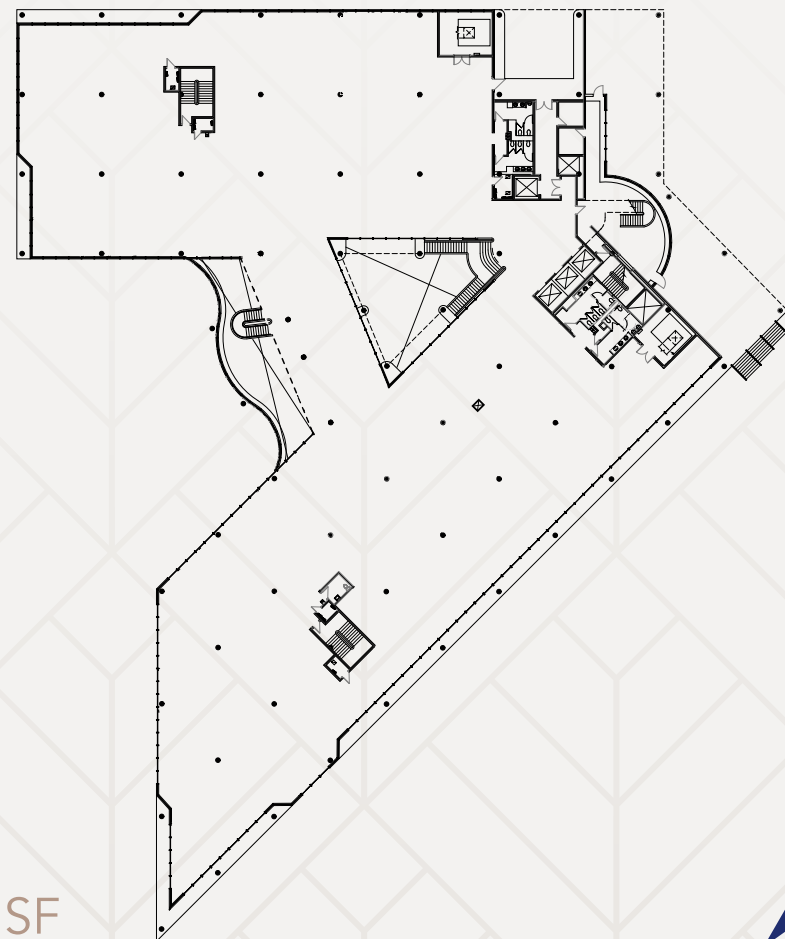
FLOORPLANS



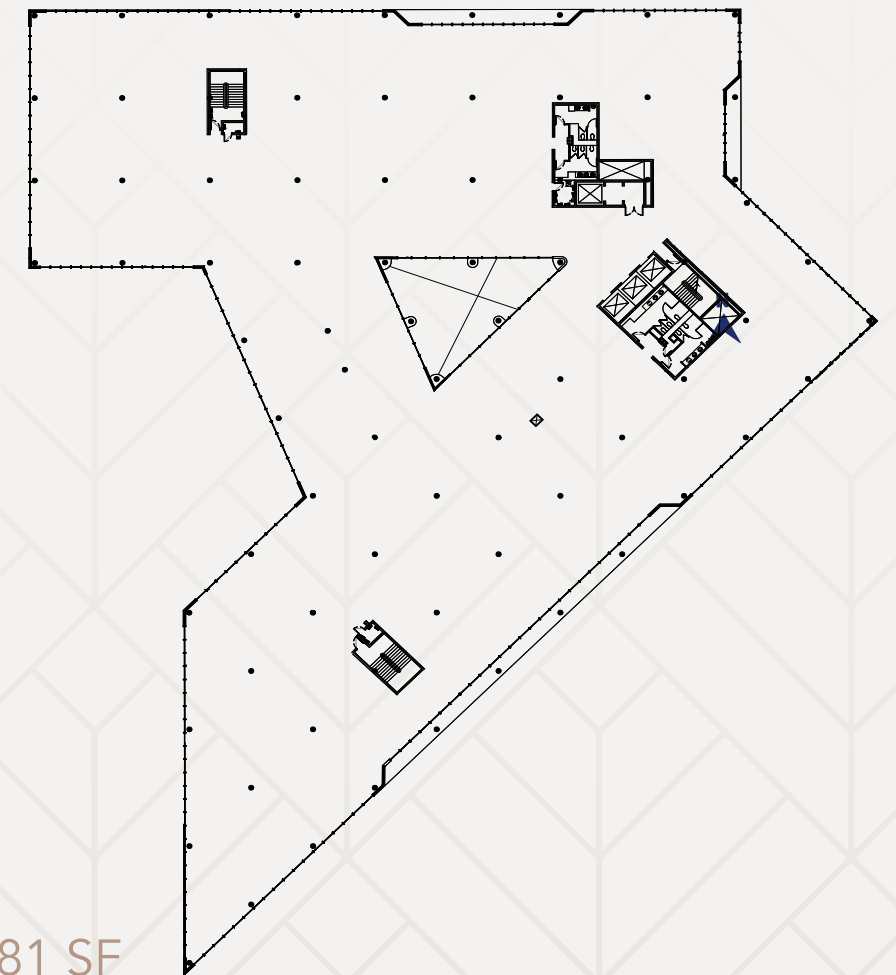
Atrium | 25,953 SF



2nd Floor | 44,064 SF



1st Floor | 41,349 SF



3rd Floor | 52,281 SF



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