



INTRODUCING THE NEW

# 5350 *South Roslyn*

Professionally Owned By:  
**MAGOLDINGS**



# ATTRIBUTES



**CLOSE PROXIMITY TO  
AMPLE EXECUTIVE &  
ADMINISTRATIVE  
HOUSING**



**JUST STEPS FROM THE  
LANDMARK - THE MOST  
AMENITIZED LOCATION IN  
GREENWOOD VILLAGE!**



**64,392 RSF BUILDING  
WHERE SMALL TENANTS  
ARE A *BIG* DEAL!**



**PARKING  
5.0:1,000/SF  
SURFACE FREE**



**2026 OPERATING  
EXPENSES:  
\$15.50/SF FSG**

**MAJOR BUILDING RENOVATIONS** - 5350 South Roslyn has recently undergone a major building renovation, including a fully remodeled lobby, newly designed common corridors, considerable investment into move-in ready spec suites and refinished building exterior.

The building is in prestigious Greenwood Village, an established master planned community, and offers convenient access to Interstate 25 via Bellevue Avenue or Orchard Road.



5350  
South Roslyn



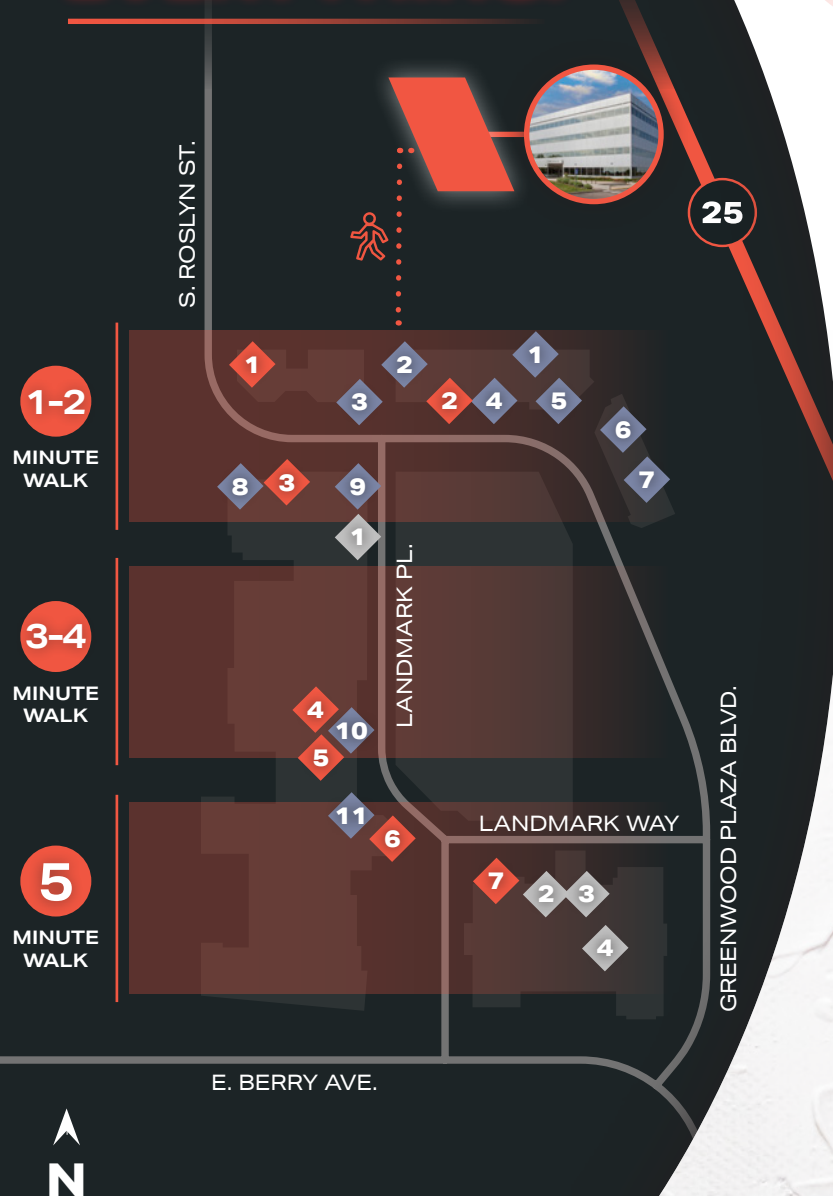
JUST STEPS AWAY FROM THE  
VILLAGE SHOPS AT....

— *L* —  
THE LANDMARK





# WALK TO EVERYTHING!



## RETAIL & ENTERTAINMENT

1. Vectra Bank
2. Laronn Clinique
3. Comedy Works South
4. Landmark Dental Studio
5. Barbizon Academy
6. The Landmark Theatre
7. Scissors & Scotch

## RESTAURANTS

1. Monk & Mongoose
2. JING
3. Slattery's Pub & Grill
4. Upstairs Circus DTC
5. Ted's Montana Grill
6. Hapa Sushi Grill
7. Bad Daddy's Burger Bar
8. Lila B. Lounge
9. Pizza Republica
10. Yanni's Greek
11. Early Bird Restaurant

## FITNESS CENTERS

1. Pure Barre
2. Row House
3. Club Pilates
4. CycleBar DTC

STEP OUT

5350  
South Roslyn



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**ROBERT WHITTELSEY**

303 283 4581

robert.whittelsey@colliers.com

**ABBY PATTILLO**

303 283 4579

abby.pattillo@colliers.com

**Colliers**

Professionally Owned By:

**MAGOLDINGS**

**Broker  
Disclosure**

