

# 5420

SOUTH QUEBEC STREET | SUITE 204



Spacious, move-in ready, medical or surgical suite. The 4,957 SF condo features a fully operational layout with two certifiable operating rooms, exam rooms, and expansive doctor and staff areas. The condo also includes a walk-out patio with mountain views and detached garage. Building has an elevator and ample parking in a private lot.

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## FOR SALE

5420 S. QUEBEC ST.  
GREENWOOD VILLAGE, CO 80111

**SUITE 204**  
**4,957 SF**

2024 Taxes: \$25,973.88

HOA: \$6,367.66/mo

(Operates as Full Service – includes building insurance, CAM, all utilities, and a monthly reserve.)



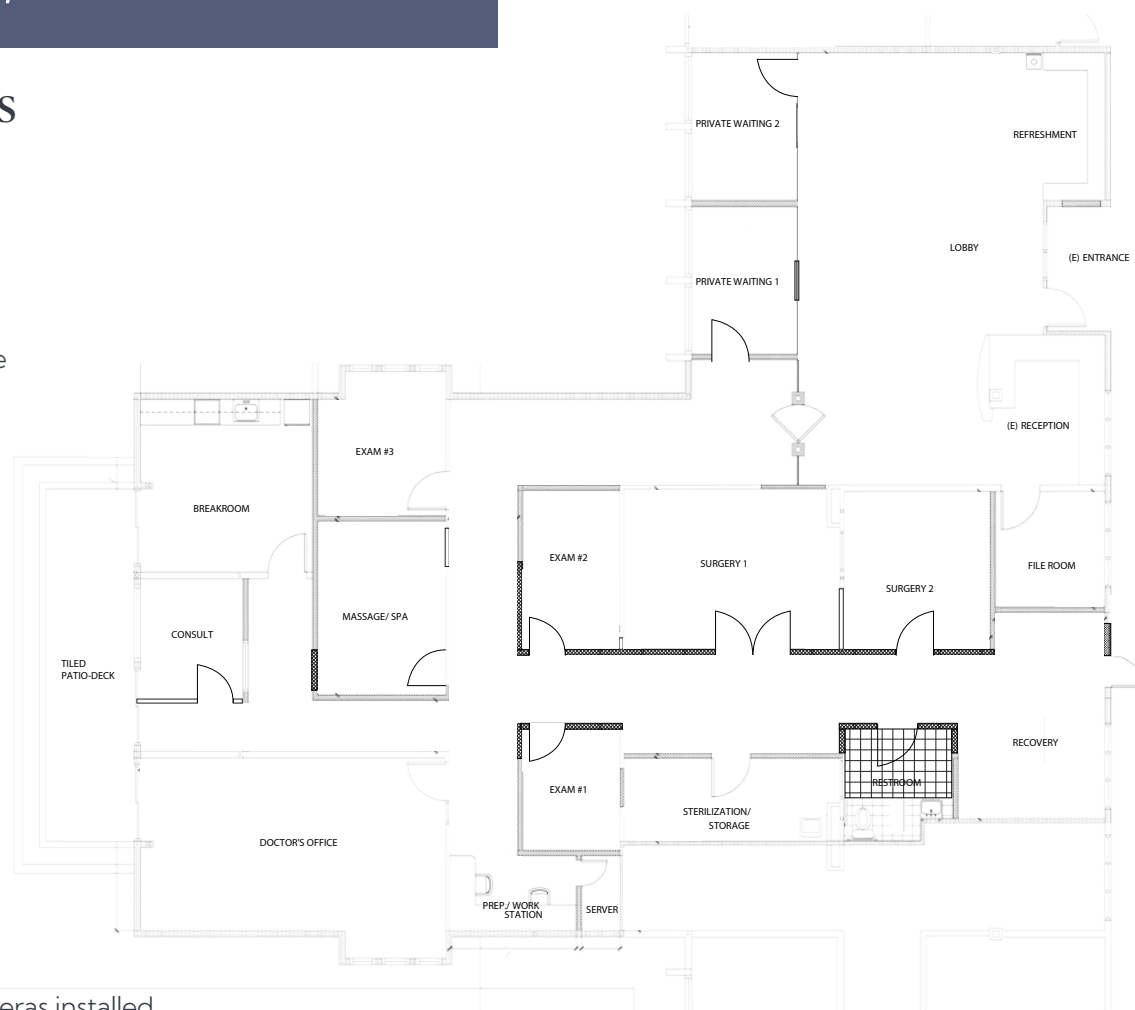
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**Colliers**

# SUITE 204 – 4,957 SF

## Key Suite Features

- 2 Operating Rooms
- 4 Exam Rooms
- 3 Consult Rooms
- Breakroom
- Expansive Doctor's Office
- Medical Notes Corridor
- Lab
- Recovery Area
- Interior Restroom
- Walkout Patio
- Detached Garage
- Elevator in the building
- Ample Parking 3.61: 1,000 (120 Surface Spots; Private 2-car Garage)
- Fully sprinklered
- Fire Alarm in Place
- High ceilings throughout
- Security system and cameras installed
- Fully wired for phone and broadband internet
- Select Equipment Available for Separate Purchase





## LOBBY



## FRONT DESK



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## LOBBY



## HALLWAY



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## EXAM ROOM



## HALLWAY



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## WORKSTATIONS



## OPERATING ROOM



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## BREAKROOM

WITH WALKOUT PATIO ACCESS



## LAB



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## OUTDOOR TERRACE



## MOUNTAIN FACING TILED TERRACE



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## S. QUEBEC ST.

## Traffic Stats

- S. Quebec St. N/O E. Berry Ave.: 23,018 VPD
- S. Quebec St. S/O E. Berry Ave.: 20,287 VPD

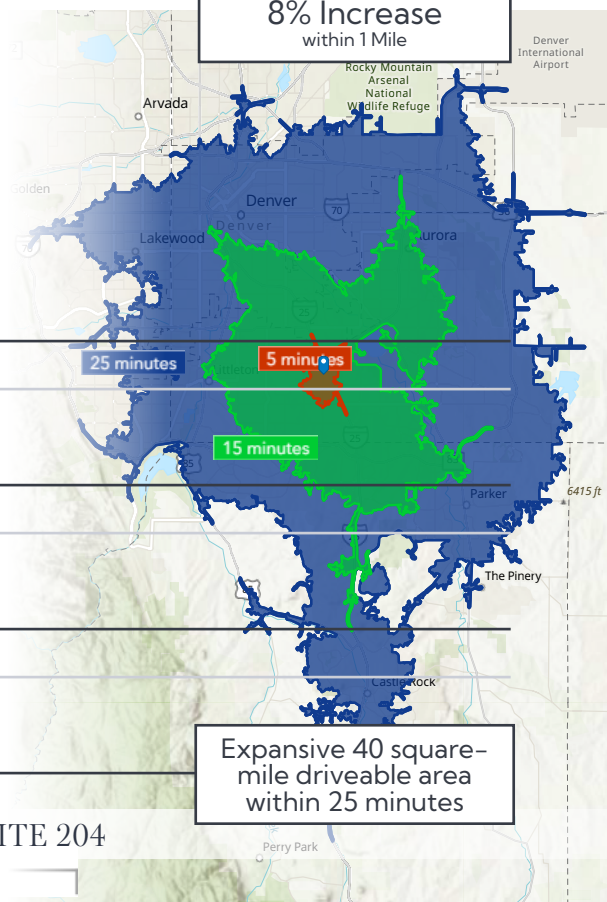
2025 MPSI estimates

## Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Total Population	12,612	100,590	290,309
2030 Total Population	13,536	103,092	295,010
2025 Total Daytime Population	61,198	167,252	396,951
Workers	56,509	123,117	269,124
Residents	4,689	44,135	127,827
HOUSING			
2025 Housing Units	7,626	46,677	137,417
Owner Occupied Housing Units	24.8%	56.3%	54.0%
Renter Occupied Housing Units	75.2%	43.7%	46.0%
Vacant Housing Units	10.2%	5.6%	6.4%
2030 Housing Units	8,193	48,595	141,377
Owner Occupied Housing Units	23.6%	55.1%	54.2%
Renter Occupied Housing Units	76.3%	44.9%	45.8%
Vacant Housing Units	9.5%	6.2%	7.2%
MEDIAN HOUSEHOLD INCOME			
2025	\$104,909	\$116,419	\$104,587
2030	\$120,145	\$137,489	\$120,764
MEDIAN HOME VALUE			
2025	\$815,285	\$748,517	\$681,376
2030	\$938,457	\$867,226	\$774,816
MEDIAN AGE			
2025	35.5	39.8	39.3
2030	36.6	40.3	40.4

Projected Population Growth:  
**7% Increase**  
within 1 Mile

Projected Housing Growth:  
**8% Increase**  
within 1 Mile





# Property & Location Overview

- LOCATED AT THE GATEWAY TO DENVER TECH CENTER
- EASY ACCESS TO I-25



5420 SOUTH QUEBEC STREET | SUITE 204

THE LANDMARK





## MEDICAL NEIGHBORS

- Primary Care
- Specialty
- Dental
- Chiropractic
- Mental Health

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54  
SOUTH QUINCY STREET | SUITE 204



## ON-SITE DETACHED GARAGE



Inviting lobby with modern glass and stone finishes

Immediately adjacent to The Landmark, offering a range of fine and fast casual dining, fitness and entertainment



Renovated building common areas for a seamless and welcoming patient experience



Extensive medical build-out offers an easy transition for a medical user

THE LANDMARK

LILAB

SCISSORS & SCOTCH

Slattery's

VECTRA BANK

hapa

ROW HOUSE

pure barre

Curtis BALLROOM

LANDMARK THEATRES

CYCLE BAR

Jing

zeal

MONK & MONGOOSE

astoria CIRCUS

Lucy

LANEY BROS

Bad Daddy's

Comedy Works

LANDMARK DENTAL Studio

YANNI'S

PIZZA REPUBBLICA

LARONN CLINIQUE

Ted's

JF JAY FEDER



BROKERAGE DISCLOSURE

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