



Professionally Owned By:  
**MAGOLDINGS**

5350  
*South Roslyn*

5350 S. ROSLYN ST. | GREENWOOD VILLAGE, CO 80111



# 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**



**2024 OPERATING  
EXPENSES:  
\$13.44/SF**



**EXCELLENT BRANDING  
OPPORTUNITIES WITH  
MONUMENT SIGNAGE  
ON ROSLYN**

**MAJOR BUILDING RENOVATIONS** - 5350 South Roslyn has 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

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**Colliers**

**Broker  
Disclosure**



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