

JUST STEPS FROM THE **CLOSE PROXIMITY TO** LANDMARK - THE MOST **AMPLE EXECUTIVE &** AMENITIZED LOCATION IN ADMINISTRATIVE **GREENWOOD VILLAGE!** HOUSING 64,392 RSF BUILDING PARKING WHERE SMALL TENANTS 5.0:1,000/SF SURFACE FREE ARE A BIG DEAL! **EXCELLENT BRANDING 2024 OPERATING OPPORTUNITIES WITH EXPENSES:** MONUMENT SIGNAGE \$13.44/SF **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.

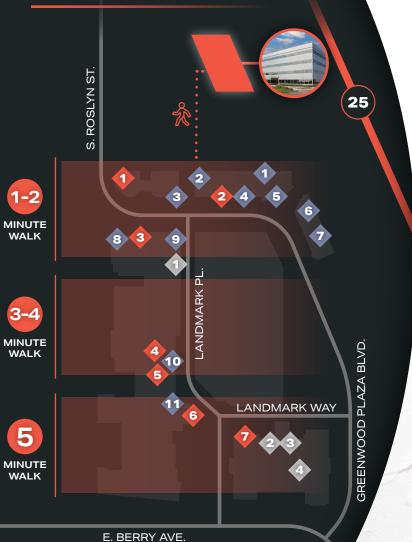
The building is in prestigious Greenwood Village, an established master planned community, and offers convenient access to Interstate 25 via Belleview Avenue or Orchard Road.



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

ELANDMARK

WALK TO **EVERYTHING!**





1. Vectra Bank

2. Laronn Clinique

3. Comedy Works South

4. Landmark Dental Studio



RESTAURANTS

RETAIL & ENTERTAINMENT

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

5. Barbizon Academy

7. Scissors & Scotch

6. The Landmark Theatre

FITNESS CENTERS

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

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5350 S ROSLYN

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Professionally Owned By: MAGOLDINGS