



COLORADO

HEALTH & TECH CENTERS

5800 S QUEBEC STREET, GREENWOOD VILLAGE



5800 S QUEBEC

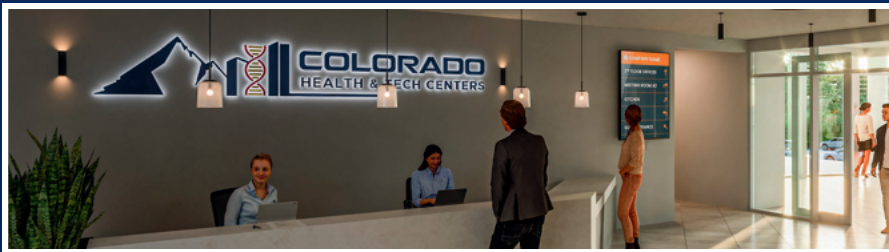


Where Innovation Thrives

Offering 163,647 SF of Class A office space, customizable to suit your biotech lab, tech and biotech manufacturing, medical, health, or life science office needs.



Situated in Denver's Southeast Market, this location is surrounded by prestigious executive neighborhoods, multi-family residences, shopping, dining, and recreational options. It offers convenient access to I-25, Quebec Street, and the Orchard Light Rail Station.



Rentable Area

1,000 - 163,647 SF

RSF Floorplates

25,953 – 52,281 SF

Parking

708 Spaces
(281 Covered)

Year Built | Occupancy

1980 | 2025



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Building Details

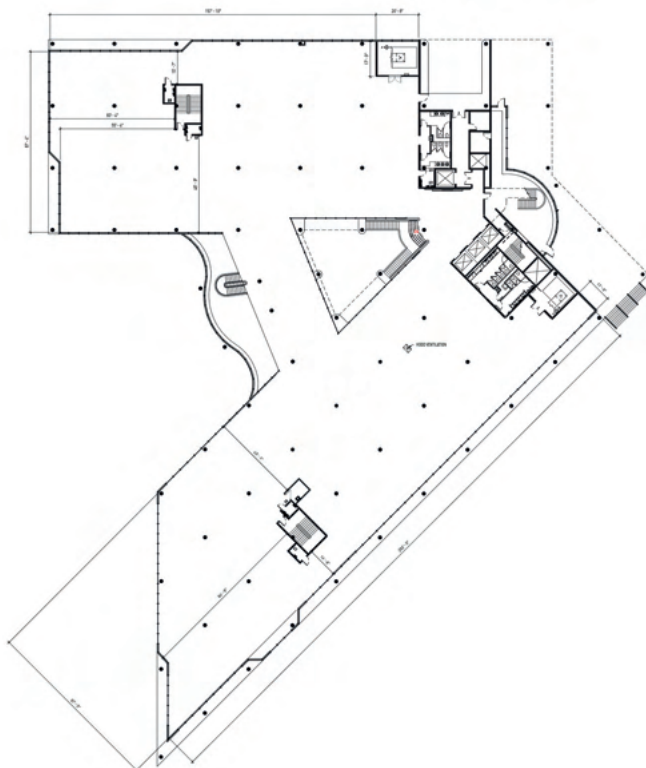
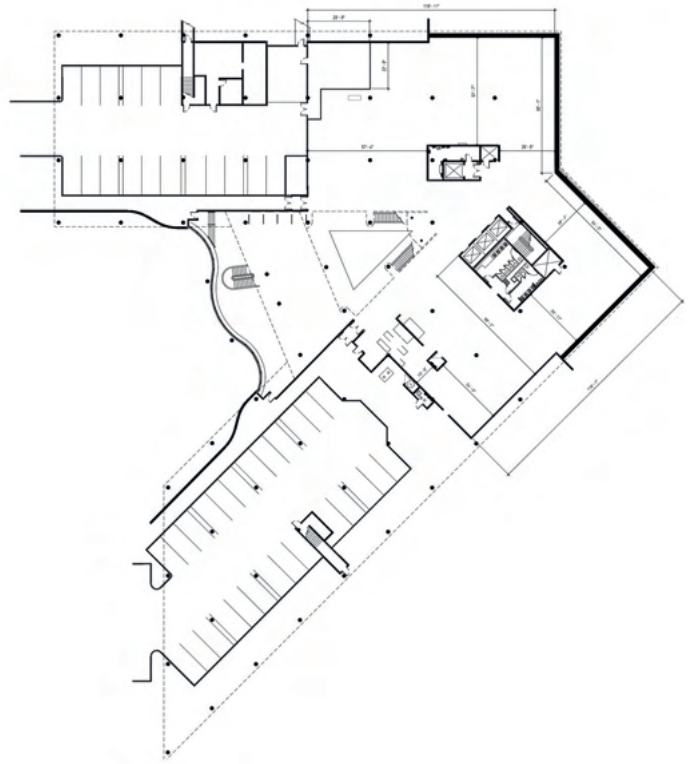
- Breathtaking, unobstructed mountain views
- Standard 10' ceiling finish
- 3,000 amps - dual power feed (ATO)
- Backup power options available
- HVAC systems tailored to tenant specifications
- 24/7 key card access
- Fully sprinkled throughout
- Building signage available for large space tenants
- Elevator access on every floor



5800 S QUEBEC

FLOOR PLANS

Atrium
25,953 SF

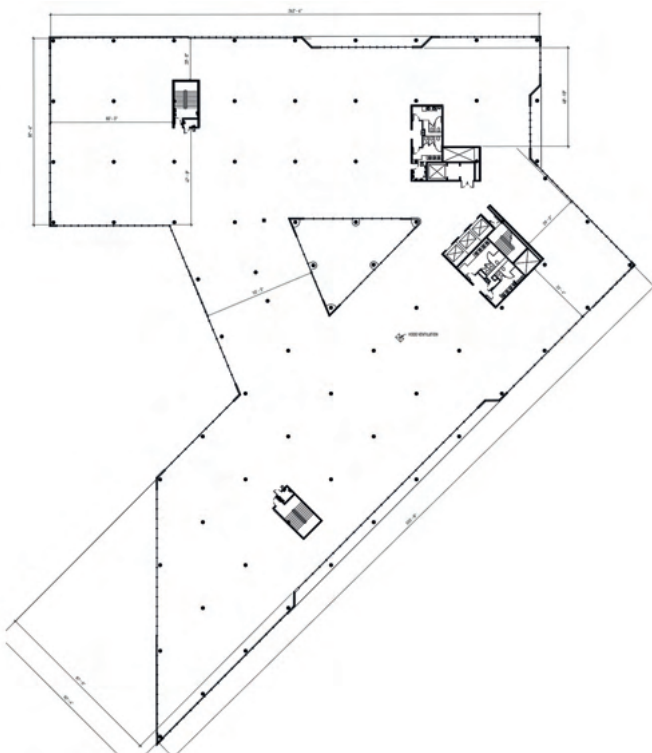
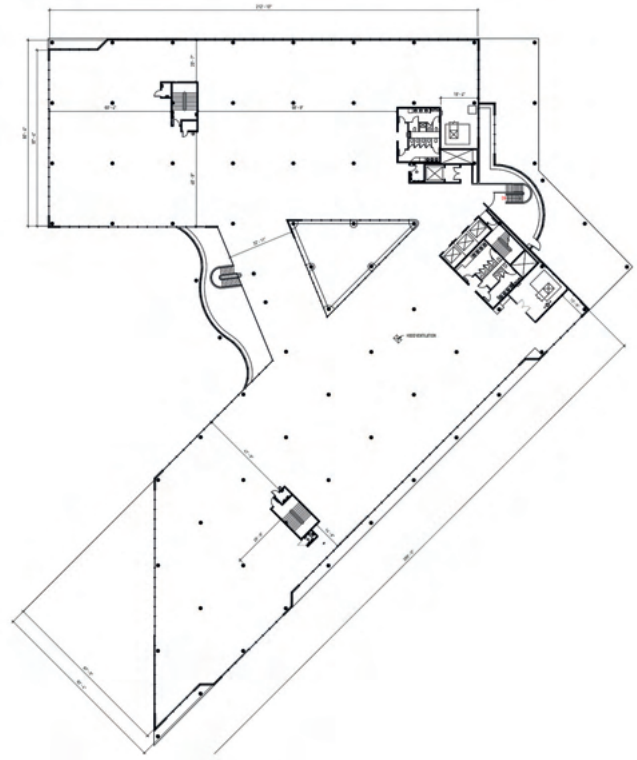


Floor 1
41,349 SF

5800 S QUEBEC

FLOOR PLANS

Floor 2
44,064 SF



Floor 3
52,281 SF

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Local Amenities

- Directly across from Club Greenwood (formerly Greenwood Athletic Club)
- Just a 5-minute walk to the Orchard Light Rail Station
- Nearby The Landmark, offering upscale dining and retail options
- Convenient access to I-25, making it easy for employees, patients, and customers to commute

Club Greenwood: Formerly Greenwood Athletic Club, is located directly across the street. This 153,000 SF facility is Denver's premier health club, offering over 130 group fitness classes weekly.

The Landmark: \$500 million mixed-use development at Berry Avenue and I-25, featuring two luxury condo towers and over 170,000 SF of high-end retail and dining.

Employee Housing: The area has seen the completion of nearly 1,500 new apartment units in the past 24 months, with thousands more under construction within a 15-minute drive.

Executive Housing: The property is near Denver's top executive housing neighborhoods, including The Preserve, Cherry Hills Farm, Cherry Hills Village, Cherry Hills Country Club, and Glenmoor Country Club.



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Demographics

1 MILE:

Population:	Total Daytime	Average Household	Total
10,630	Population:	Income:	Households:
	63,623	\$162,126	5,000

3 MILES:

Population:	Total Daytime	Average Household	Total
101,660	Population:	Income:	Households:
	179,653	\$179,531	43,313

5 MILES:

Population:	Total Daytime	Average Household	Total
276,393	Population:	Income:	Households:
	387,602	\$155,696	118,480



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Customized Solutions

Work with experts to build your research lab, tech office, medical office, or manufacturing space



Flexible Options

Space shells that range from 1,000 SF to over 100,000 SF for your workplace environment



Modern Ecosystems

High-tech innovation environment with the latest features to increase productivity, comfort, and safety



ColoradoHTC.com

Where Innovation Thrives



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