



# 6450

S QUEBEC STREET, BLDG 5, UNIT 28  
CENTENNIAL, COLORADO

**Kentwood**  
Commercial

**FOR SALE**

1,540 Square Feet  
Creative Office Condo



# PROPERTY SUMMARY

## Renovated Creative Office Condo in Centennial

This beautifully renovated 1,540 SF office condominium is located in the highly desirable Greenwood Executive Park in Centennial, Colorado, offering a modern, functional workspace ideal for an office owner-user. The suite features a large open work area, one executive office, a spacious conference room, and a second smaller conference room or private office, providing flexibility for a variety of professional or creative uses. Recent upgrades include new paint, new LVP flooring, and modern fixtures throughout. Expansive windows provide abundant natural light, creating a bright and inviting work environment. The space also includes a well-appointed kitchen and break room area complete with a full-sized refrigerator and dishwasher, as well as two private outdoor patio areas — a rare and highly desirable amenity. A common parking lot is available for both owners and visitors, offering convenient access. Furniture is negotiable, allowing for a seamless move-in opportunity. This turnkey office condo presents an excellent opportunity in one of Centennial’s most established business parks.

## Property Highlights

- » Renovated 1,540 SF office condominium
- » Located in Greenwood Executive Park, Centennial, Colorado
- » Large open work area with flexible layout
- » Executive office plus two conference rooms (one may serve as a second private office)
- » New paint, new LVP flooring, and modern fixtures throughout
- » Expansive windows providing abundant natural light
- » Kitchen and break room with full-sized refrigerator and dishwasher
- » Two private outdoor patio areas (rare amenity)
- » Common parking lot available for owners and visitors
- » Turnkey opportunity - furniture is negotiable!



|                  |                       |
|------------------|-----------------------|
| LIST PRICE       | \$450,000             |
| SPACE AVAILABLE  | 1,540 SF              |
| PROPERTY TYPE    | Office Condo          |
| CONSTRUCTION     | Frame                 |
| BUILDING STORIES | 2                     |
| YEAR BUILT       | 1981 (Renovated 2023) |
| PARKING          | Common Parking Lot    |
| SUBMARKET        | Centennial            |
| OA DUES (EST)    | \$370.42/Month        |
| TAXES (EST 2024) | TBD                   |

# INTERIOR PHOTOS



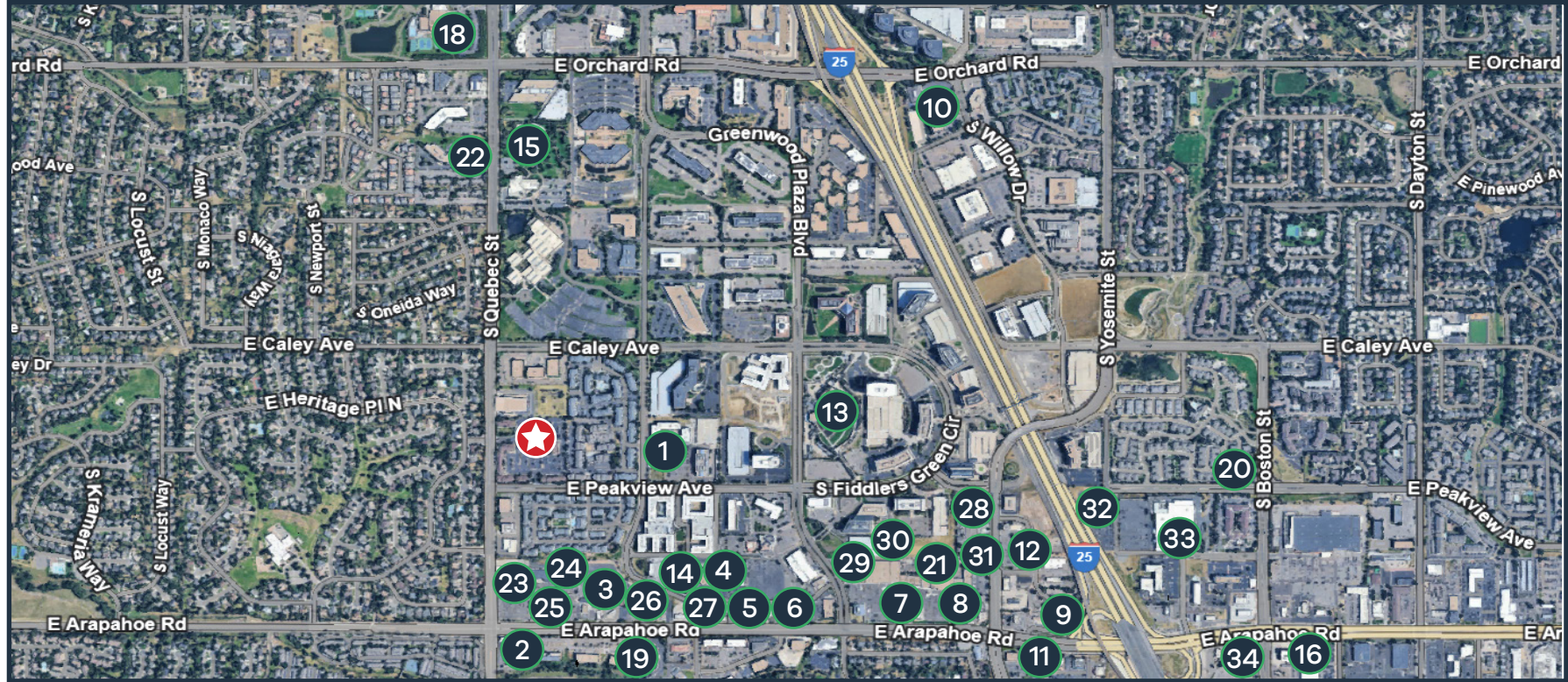


# EXTERIOR PHOTOS





## AREA HIGHLIGHTS



### DINING/BARS/COFFEE

- 1 CV Tap House & Kitchen
- 2 Mad Greens
- 3 Yuan Palace Mongolian BBQ
- 4 Sukiya Ramen
- 5 Shake Shack
- 6 Chuys
- 7 Torchy's Tacos
- 8 Dave's Hot Chicken
- 9 McDonald's
- 10 Del Frisco's Steakhouse
- 11 Twin Peaks
- 12 Jimmy Johns

### RECREATION/ENTERTAINMENT

- 13 Fiddler's Green Ampitheatre
- 14 Pindustry
- 15 Carson Park/Skate Park
- 16 Epic Escape Game
- 17 InVINtions, a Creative Winery

### HEALTH & WELLNESS

- 18 Club Greenwood
- 19 Wildflower Wellness Studio
- 20 Vita Wellness Center & Spa
- 21 Fierce45
- 22 Pilates Vital

### RETAIL/SERVICES

- 23 Safeway
- 24 Heritage Wine & Liquor
- 25 Circle K
- 26 Commerce Bank
- 27 Quik Trip
- 28 Residence Inn by Marriott
- 29 Office Depot
- 30 The UPS Store
- 31 Arapahoe Florist
- 32 REI
- 33 Lowe's Home Improvement
- 34 Target

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