



**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.

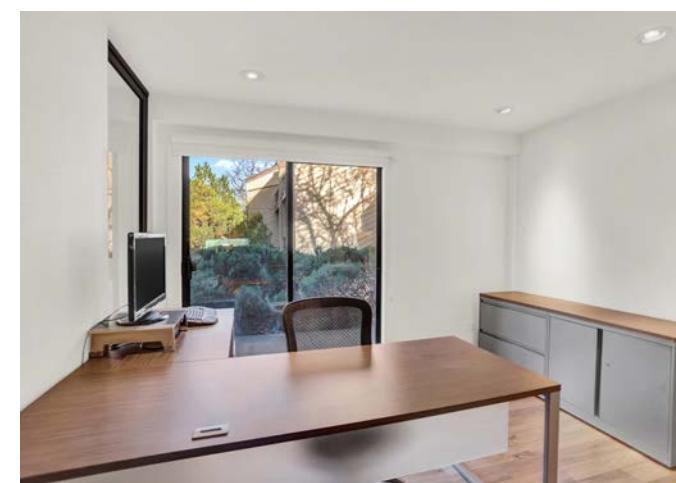
## Property Highlights

- » 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!

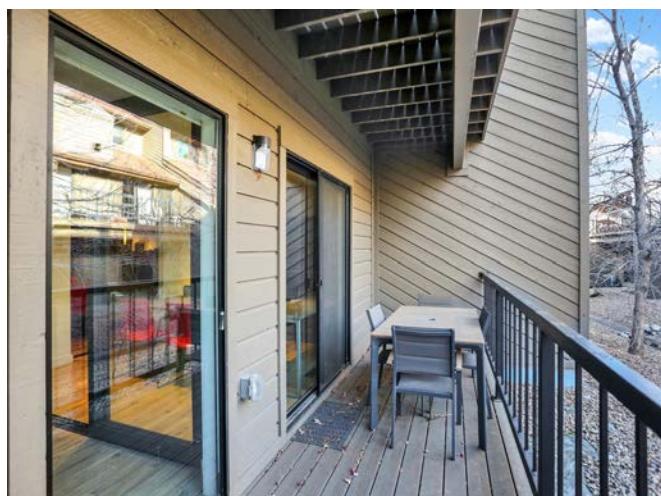


<b>LIST PRICE</b>	\$450,000
<b>SPACE AVAILABLE</b>	1,540 SF
<b>PROPERTY TYPE</b>	Office Condo
<b>CONSTRUCTION</b>	Frame
<b>BUILDING STORIES</b>	2
<b>YEAR BUILT</b>	1981 (Renovated 2023)
<b>PARKING</b>	Common Parking Lot
<b>SUBMARKET</b>	Centennial
<b>OA DUES (EST)</b>	\$370.42/Month
<b>TAXES (EST 2024)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

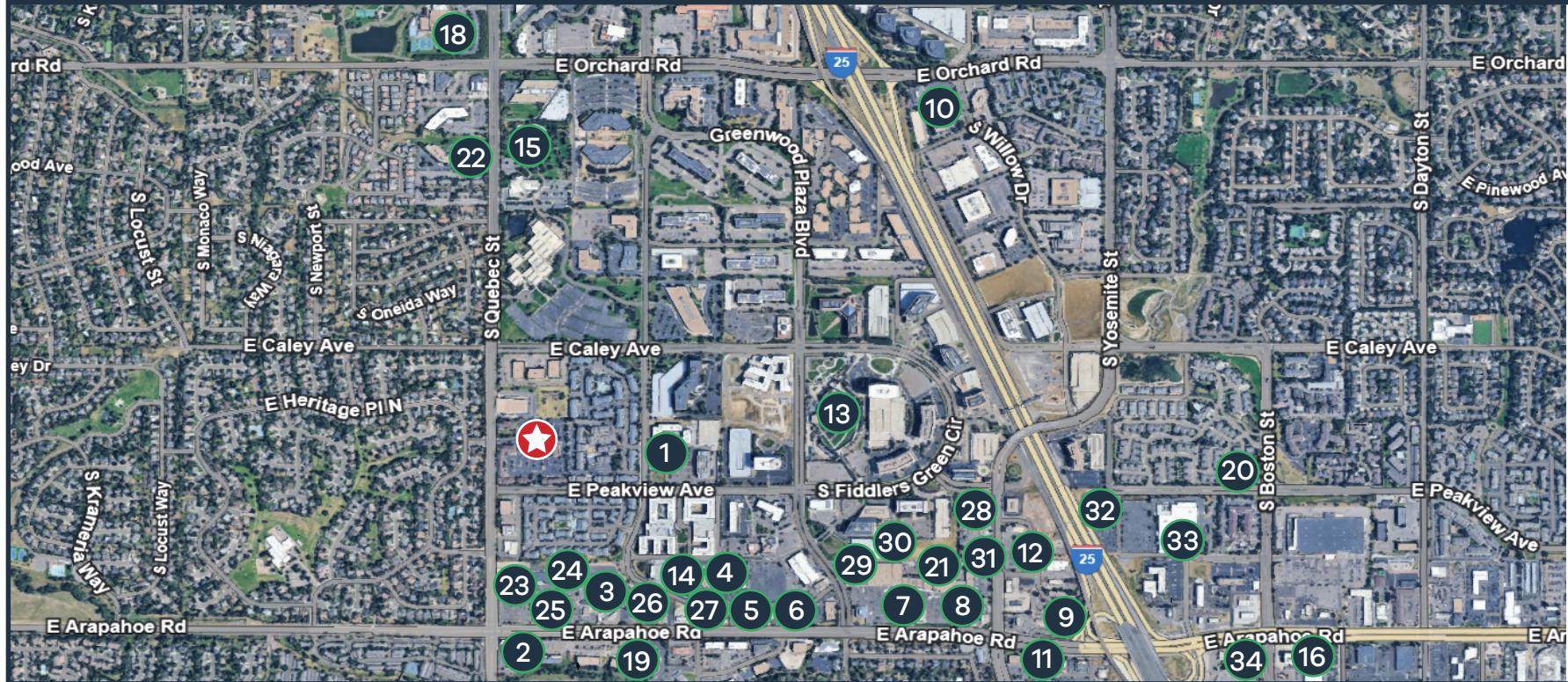
## INTERIOR PHOTOS



## 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 Amphitheatre
- 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

## Kentwood

Commercial

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CONNOR DONAHUE

Senior Commercial Advisor

406-871-3924

ConnorD@KentwoodCommercial.com