

Office Space for Lease

6438 S QUEBEC STREET, CENTENNIAL, CO 80111

NEWLY RENOVATED!



Click Suite Number for Virtual Tour



Overview

Hoff and Leigh is proud to present a variety of office suites for lease in Greenwood Village. Building includes shared conference room, break room, and an abundance of parking. This private and quiet building is located near Quebec and Arapahoe Road, near the I-25 Corridor and is close to Fiddlers Green, Pindustry, and the many restaurants and shops at The Landmark.

| Unit: | Size: | Price: | Unit: | Size: | Price: |
|---------------------|--------|----------------------|-------------------------------|----------|----------------------|
| 201 | 726 SF | \$1,600 / Month (FS) | 304 | 237 SF | \$550 / Month (FS) |
| 301 | 649 SF | \$1,600 / Month (FS) | 305 | 649 SF | \$1,300 / Month (FS) |
| 302 | 265 SF | \$550 / Month (FS) | 301 & 305 | 1,298 SF | \$2900 / Month (FS) |

Highlights

- 3:1,000 Surface Parking
- Convenient Location in Proximity to I-25
- Close to Fiddlers Green, Pindustry, and the Many Restaurants and Shops at the Landmark
- Quiet Location Within Greenwood Executive Park
- Available Immediately
- Spaces Will Be Delivered Fully Renovated

Property Details



Lease Rate

\$24.04 - \$36.46 SF/YR (Full Service)



Space Available

237 - 1,298 SF



Building Size

14,983 SF



Zoning

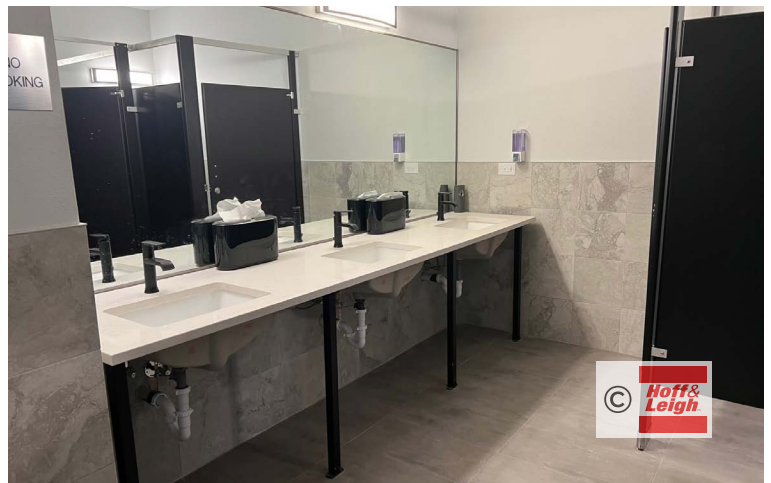
PUD-BP35

Rev: November 6, 2024



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Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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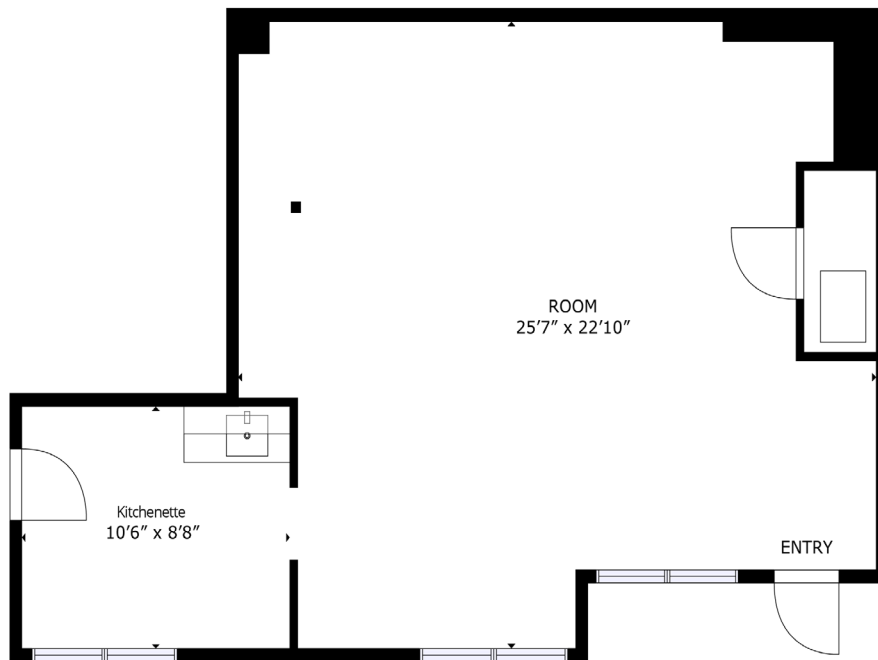
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Suite 201

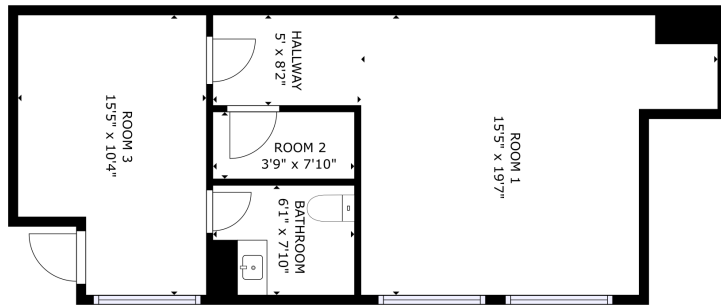


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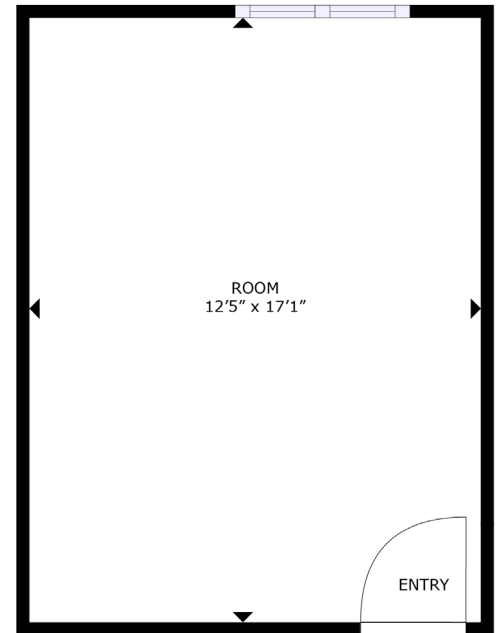
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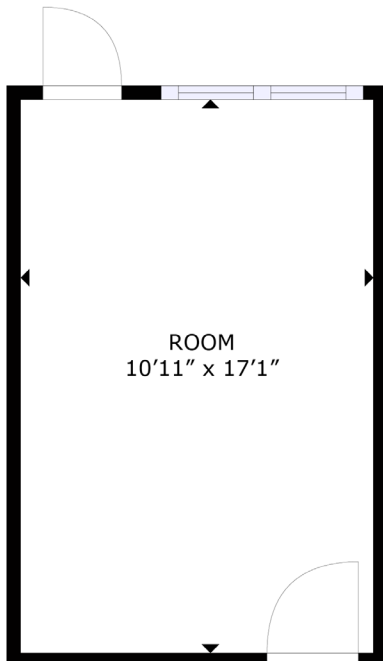
Suite 301



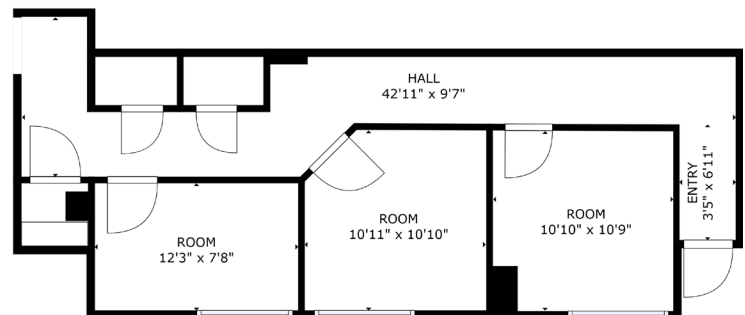
Suite 302



Suite 304



Suite 305



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6438 S Quebec St, Centennial, Colorado, 80111

DEMOGRAPHICS



95,560
Population



42.8
Median Age



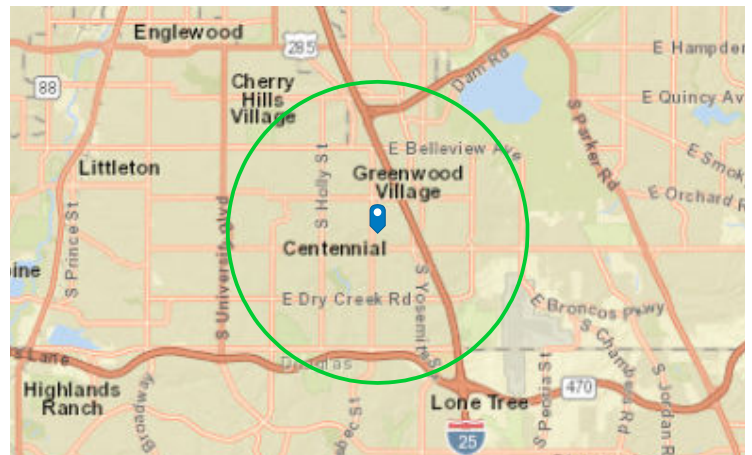
2.4
Average
Household Size



\$116,934
Median Household
Income

TRAFFIC COUNT

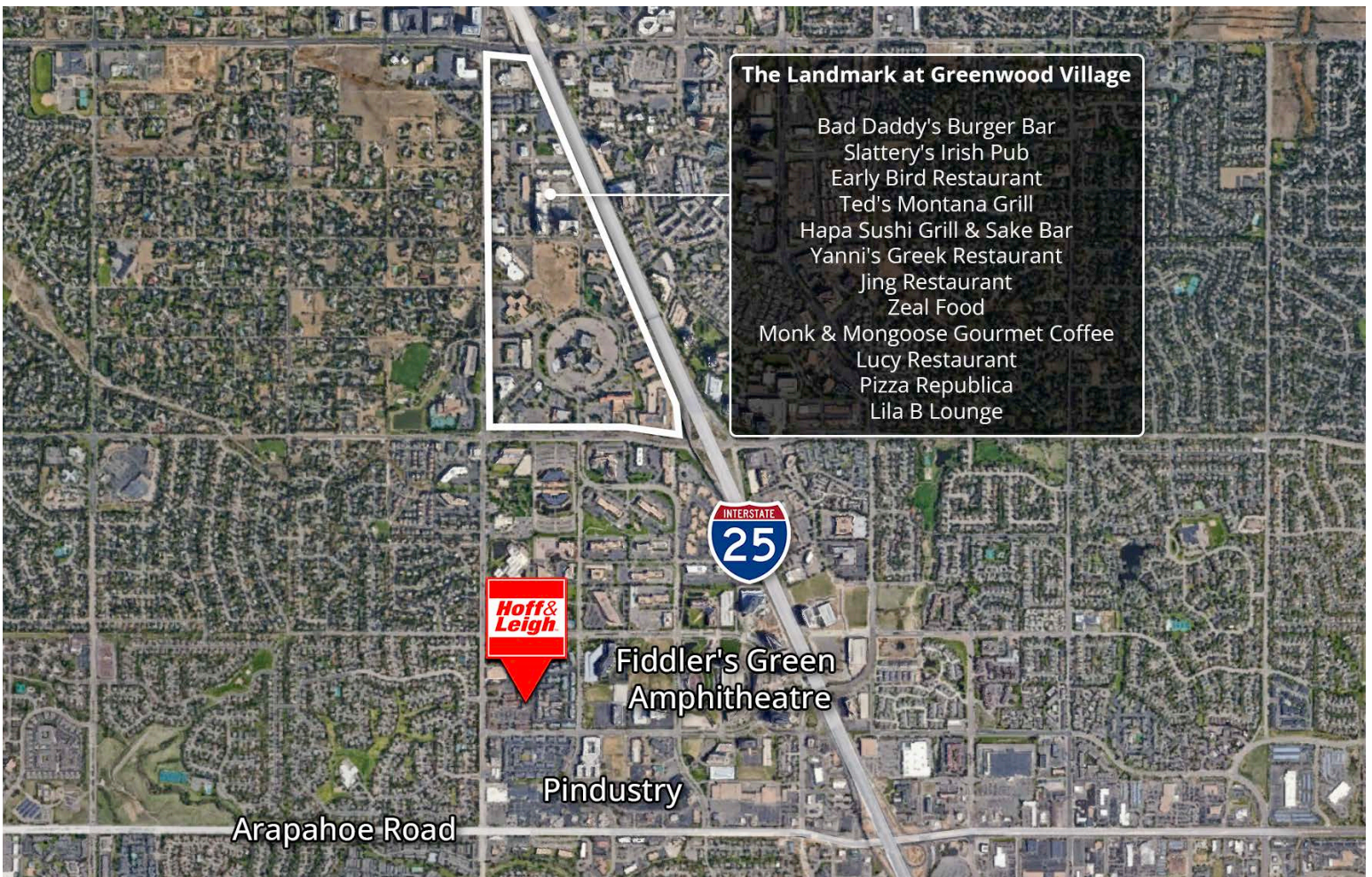
| Cross street | Traffic 1 | Distance |
|----------------|-----------|----------|
| E Peakview Ave | 21,990 | 0.2 |
| S Quebec St | 5,956 | 0.2 |
| S Quebec St | 5,925 | 0.2 |
| E Euclid Ave | 21,990 | 0.2 |
| E Caley Ave | 17,804 | 0.3 |



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