

5420

SOUTH QUEBEC STREET | SUITE 204

NEW, REDUCED PRICE!
\$1,549,000



Spacious, move-in ready, medical or surgical suite. The 4,957 SF condo features a fully operational layout with two certifiable operating rooms, exam rooms, and expansive doctor and staff areas. The condo also includes a walk-out patio with mountain views and detached garage. Building has an elevator and ample parking in a private lot.

AUDREY WILSON

720 588 3411
audrey.wilson@colliers.com

JEREMY REEVES

303 283 1375
jeremy.reeves@colliers.com

FOR SALE

5420 S. QUEBEC ST.
GREENWOOD VILLAGE, CO 80111

SUITE 204
4,957 SF

2025 Taxes: \$30,119.21

HOA dues breakdown are available upon request.



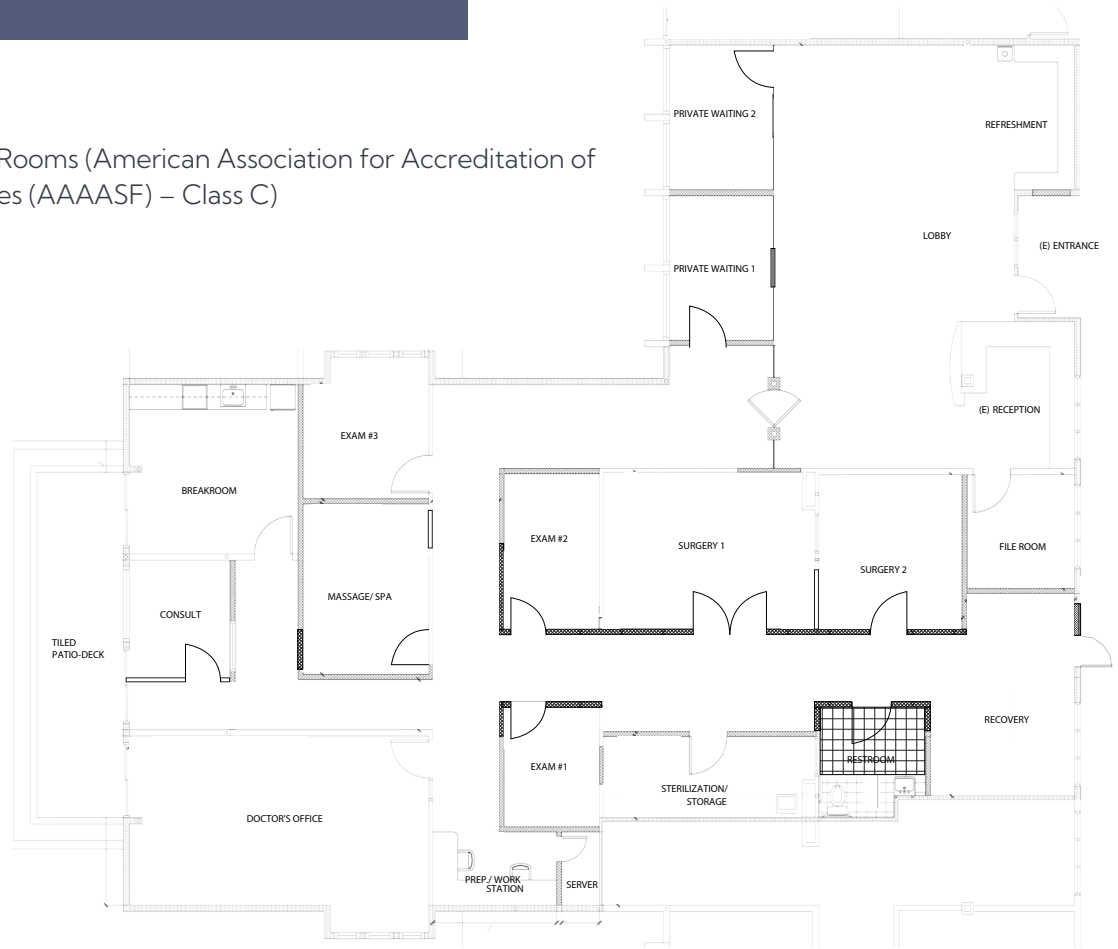
4643 S. Ulster St. | Suite 1000
Denver, CO 80237
P: +1 303 745 5800
F: +1 303 745 5888
colliers.com/denver

Colliers

SUITE 204 – 4,957 SF

Key Suite Features

- Two Accredited Operating Rooms (American Association for Accreditation of Ambulatory Surgical Facilities (AAAASF) – Class C)
- 4 Exam Rooms
- 3 Consult Rooms
- Breakroom
- Expansive Doctor's Office
- Medical Notes Corridor
- Lab
- Recovery Area
- Interior Restroom
- Walkout Patio
- Detached Garage
- Elevator in the building
- Ample Parking 3.61: 1,000 (120 Surface Spots; Private 2-car Garage)
- Fire Alarm in Place
- High ceilings throughout
- Security system and cameras installed
- Fully wired for phone and broadband internet
- Select Equipment Available for Separate Purchase



Built in 1981



5420 SOUTH QUEBEC STREET | SUITE 204

5420 S.

LOBBY



FRONT DESK



5420 SOUTH QUEBEC STREET | SUITE 204

LOBBY



HALLWAY



EXAM ROOM



HALLWAY



5420 SOUTH QUEBEC STREET | SUITE 204

WORKSTATIONS



EXECUTIVE OFFICE



5420 SOUTH QUEBEC STREET | SUITE 204

BREAKROOM

WITH WALKOUT PATIO ACCESS



LAB



5420 SOUTH QUEBEC STREET | SUITE 204

OUTDOOR TERRACE



MOUNTAIN FACING TILED TERRACE



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Traffic Stats

- S. Quebec St. N/O E. Berry Ave.: 23,018 VPD
- S. Quebec St. S/O E. Berry Ave.: 20,287 VPD

2025 MPSI estimates

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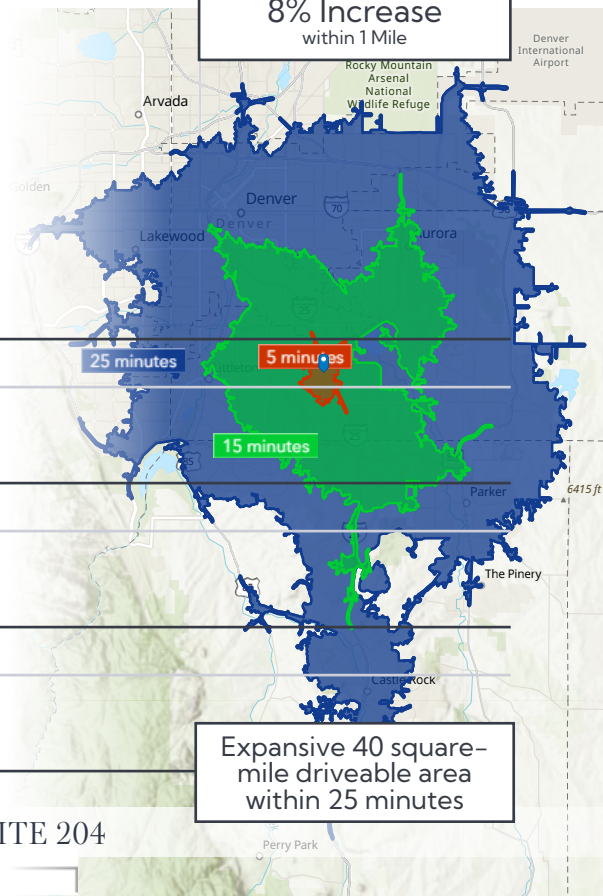
S. QUEBEC ST.

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Total Population	12,612	100,590	290,309
2030 Total Population	13,536	103,092	295,010
2025 Total Daytime Population	61,198	167,252	396,951
Workers	56,509	123,117	269,124
Residents	4,689	44,135	127,827
HOUSING			
2025 Housing Units	7,626	46,677	137,417
Owner Occupied Housing Units	24.8%	56.3%	54.0%
Renter Occupied Housing Units	75.2%	43.7%	46.0%
Vacant Housing Units	10.2%	5.6%	6.4%
2030 Housing Units	8,193	48,595	141,377
Owner Occupied Housing Units	23.6%	55.1%	54.2%
Renter Occupied Housing Units	76.3%	44.9%	45.8%
Vacant Housing Units	9.5%	6.2%	7.2%
MEDIAN HOUSEHOLD INCOME			
2025	\$104,909	\$116,419	\$104,587
2030	\$120,145	\$137,489	\$120,764
MEDIAN HOME VALUE			
2025	\$815,285	\$748,517	\$681,376
2030	\$938,457	\$867,226	\$774,816
MEDIAN AGE			
2025	35.5	39.8	39.3
2030	36.6	40.3	40.4

Projected Population Growth:
7% Increase
within 1 Mile

Projected Housing Growth:
8% Increase
within 1 Mile



Property & Location Overview

- LOCATED AT THE GATEWAY TO DENVER TECH CENTER
- EASY ACCESS TO I-25



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MEDICAL NEIGHBORS

- Primary Care
- Dental
- Mental Health
- Specialty
- Chiropractic

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C STREET | SUITE 204



**ON-SITE
DETACHED GARAGE**



Inviting lobby with modern glass and stone finishes

Immediately adjacent to The Landmark, offering a range of fine and fast casual dining, fitness and entertainment



Renovated building common areas for a seamless and welcoming patient experience



Extensive medical build-out offers an easy transition for a medical user

THE LANDMARK

LILAB

SCISSORS & SCOTCH

MONK & MONGOOSE

SLATTERY'S

VECTRA BANK

hapa

ROW HOUSE

pure barre

Curtis BALLROOM

Jing

zeal

Lucy

COMEDY WORKS

YANNI'S

LARONN CLINIQUE

PIZZA REPUBLICA

LANDMARK THEATRES

CYCLE BAR

Ted's

JF JAY FEDER

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