

OFFICE CONDO FOR SALE OR LEASE

5420 S. Quebec St., Suite 207, Greenwood Village, CO 80111



992 SSF

SALE PRICE:

~~\$265,000 (\$267/SSF)~~

Now Only

\$249,000 (\$251/SSF)

LEASE RATE:

\$24/RSF/YR FSG

**NEWLY
REMODELED**

- **Size:** 992 SSF
- **Owner Assn. Fees:** \$1,046.91/month
- **Taxes:** \$5,353.00/yr (\$5.40/SSF/yr)
- **Utilities:** Gas, electric, water, trash, and 5-night a week janitorial services included in the HOA fees
- **Windows:** Windows open to allow fresh air into suite
- **Signage:** Monument signage on Quebec
- **Features:** Office condo is conveniently located off of I-25 and I-225 and is walking distance to the lightrail and Landmark shopping area
- **Ceiling Height:** 8'5"
- **YOC:** 1981

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION:	11,495	99,532	283,658
EMPLOYEES:	59,367	127,656	260,258
HOUSEHOLDS:	6,187	45,074	127,593
AVG. HH INCOME:	\$152,304	\$182,087	\$157,667

- **ADA:** ADA compliant (elevator served)
- **Parking:** Ample free surface parking
- **Timing:** Vacant / Negotiable
- **Common Bathrooms:** Men and women's restroom in common area on each floor
- **Loading:** Dock high loading

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

For more information, contact: **Todd Rosen**

303-912-8200

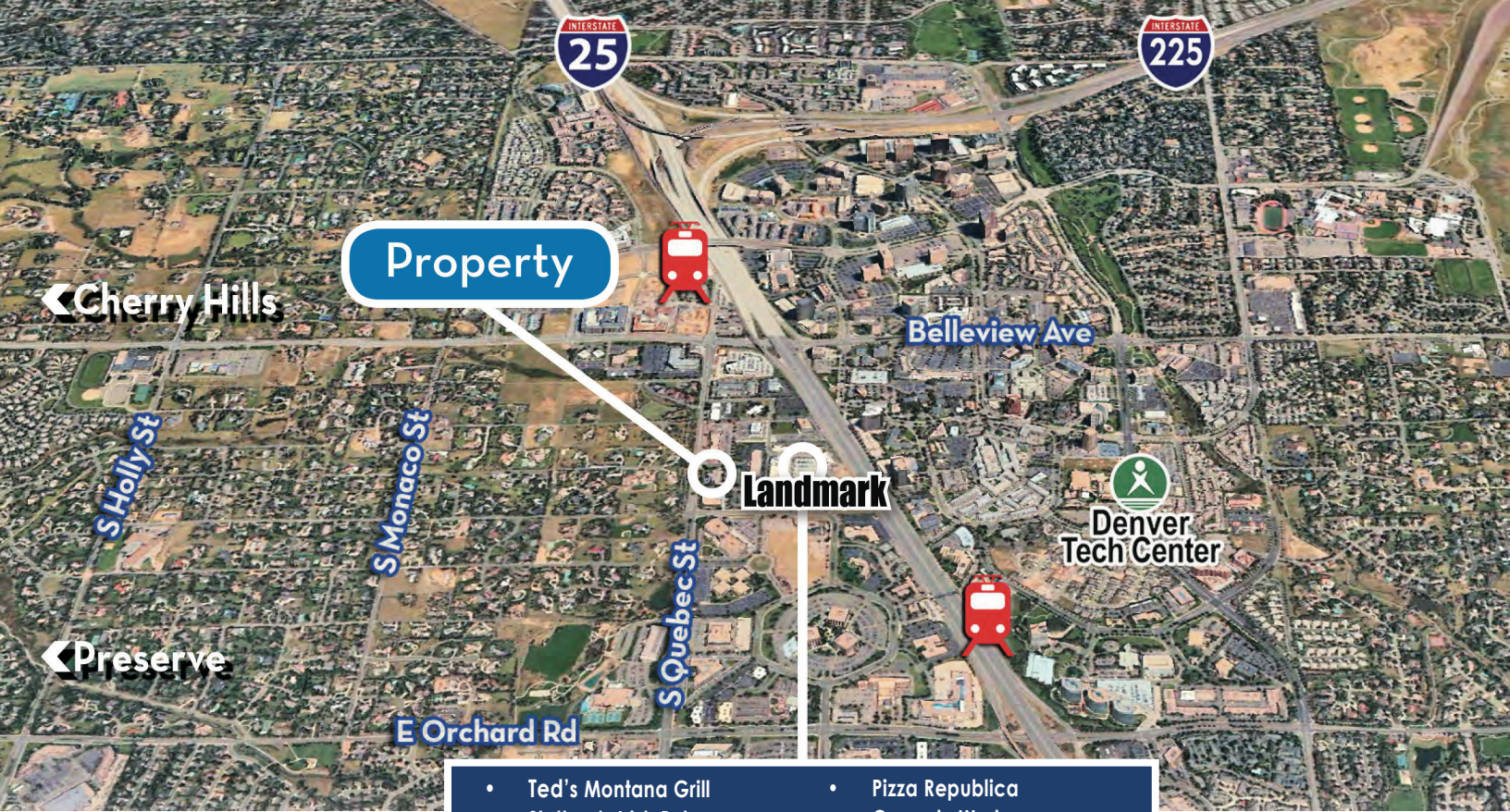
todd@elevatecre.com

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ELEVATE COMMERCIAL REAL ESTATE, LLC | 5420 S QUEBEC ST #206 | GREENWOOD VILLAGE, CO 80111

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- Ted's Montana Grill
- Slattery's Irish Pub
- Hapa Sushi
- Jing Chinese
- Bad Daddy's Burgers
- Pizza Republica
- Comedy Works
- Landmark Theatre
- Monk & Mongoose Coffee
- Yanni's



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CONDO INTERIOR PHOTOS

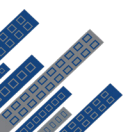


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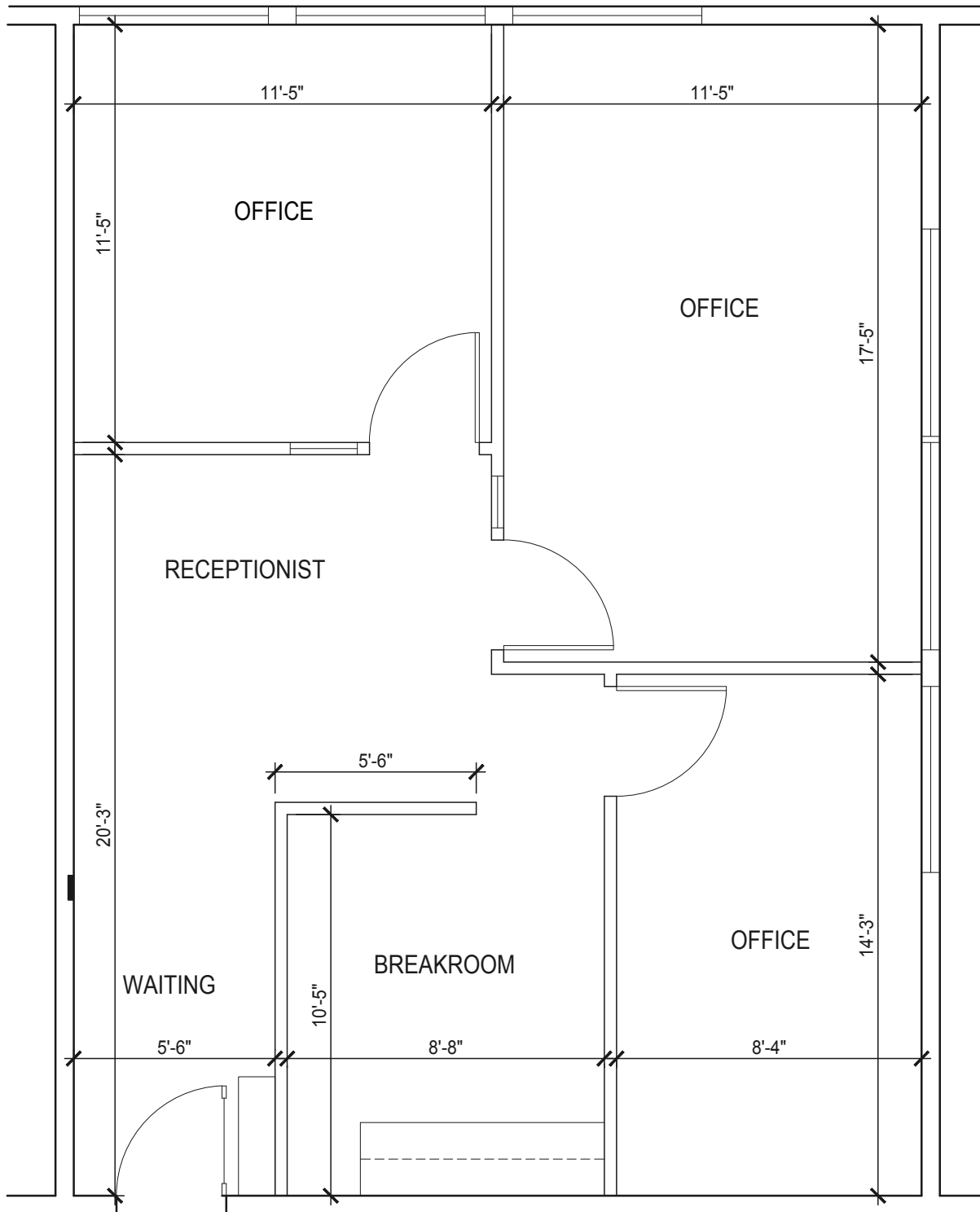
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FLOOR PLAN

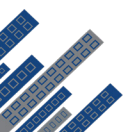


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