

# OFFERING MEMORANDUM

**OWNER/USER OPPORTUNITY WITH  
IN-PLACE LEASE REVENUE**

# 6500

S. QUEBEC ST. | CENTENNIAL, CO 80111

**EXCEPTIONAL BUILDING  
SIGNAGE OPPORTUNITY**

**KORE  
EXECUTIVE SUITES  
303-779-8200**

**PEAKVIEW CENTER**



**JEREMY REEVES**

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**HUNTER COURTNEY**

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**UPDATED LOBBY**



**SPEC SUITES**

# CONFIDENTIALITY AGREEMENT

Interested Party understands and agrees, upon receipt of any and all documents and other information from Property Owner (“Materials”), that Property Owner does not warrant the accuracy of such materials, express or implied, but intends only to supply the Interested Party with materials which are in Property Owner’s possession, to be reviewed and evaluated at Interested Party’s discretion, including but not limited to any maps, diagrams or schematics of the Property, including, without limitation: (i) the quality, nature, adequacy and physical condition and aspects of the Property, including but not limited to, elevations, structural elements, foundation, roof, appurtenances, access, landscaping, parking facilities and the electrical, mechanical, HVAC, plumbing, sewage and utility systems, facilities and appliances, if any; (ii) the quality, nature, adequacy and physical condition of the soils, geology and any groundwater; (iii) the existence, quality, nature, adequacy and physical condition of utilities serving the Property, if any; (iv) the development potential of the Property and the Property’s use, merchantability, or fitness or the suitability, value or adequacy of the Property for any particular purpose; (v) the zoning or other legal status of the Property or any other public or private restrictions on use of the Property; (vi) the compliance of the Property or its operation with any applicable codes, laws, regulations, statutes, ordinances, covenants, conditions and restrictions of any governmental or quasi-governmental entity or of any other person or entity; (vii) the presence of hazardous materials on, under or about the Property or the adjoining or neighboring property; (viii) the quality of any labor and materials used in any improvements on the Property, if any; and (ix) the condition of title to the Property.

Property Owner shall not be liable for Interested Party’s reliance on the accuracy of the information contained in any such documents. Interested Party shall rely on Interested Party’s own due diligence on the Property prior to close of escrow. Property Owner is providing these documents for reference purposes only. It is Interested Party’s sole responsibility to verify the veracity of the documents provided and to confirm the condition of the Property and any improvements thereon. Interested Party expressly waives any and all claims against Property Owner for any cause of action arising from Interested Party’s reliance on the documents and information provided by Property Owner.

All information contained in the documents provided is confidential, and shall not be disclosed by Interested Party without the prior written consent of Property Owner. Notwithstanding the foregoing, Interested Party may disclose information contained in the documents to Interested Party’s attorneys, lenders, accountants or other advisors and consultants (“Authorized Third Parties”), provided such Authorized Third Parties are similarly advised of the documents’ confidential nature.

This Offering Memorandum was prepared by Colliers International (“Broker”) solely for the use of prospective purchasers of the real property commonly known as 6500 S.

Quebec St., Centennial, CO 80111 (the “Property”). Neither the Broker nor the owner of the Property (“Owner”) makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. Prospective purchasers of the Property are advised that: (i) changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements therein were prepared; and (ii) the projections contained herein were made by Broker and not by Owner and are based upon assumptions of events beyond the control of Broker and Owner, and therefore may be subject to variation. Other than historical revenue and operating expense figures of the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any income and expense figures, budgets or projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right at their sole discretion, to terminate discussions with any entity at any time or without notice. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer of the Property is approved by Owner pursuant to its Finance Committee authorities and the signature of an authorized representative of Owner is affixed to a Purchase Agreement prepared by Owner. This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that: (i) you will hold and treat the Offering Memorandum and its contents in the strictest confidence; (ii) you will not photocopy or duplicate any part of the Offering Memorandum; (iii) you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner; and (iv) you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of Owner or Broker.

**\*Please call listing team to register clients and discuss coop broker fees.**

# EXECUTIVE SUMMARY

Colliers, as the exclusive agent for the owner, is pleased to present Peakview Center - 6500 S. Quebec St., Centennial, CO 80111 (the "Property") for sale. This 28,977 SF three-story office building is located in the heart of the desirable Greenwood Village submarket and nearby a robust and evolving retail trade area on Arapahoe Rd.

This well-maintained Class B property offers an amazing opportunity for an owner-user to purchase and occupy the building while having small office suites in the building providing lease revenue and/or future expansion opportunity. The third floor, totaling 12,930 SF, consists of both an executive suite operation and vacant suites which can be made entirely available in a short time frame. Vacant suites on the second and first floor provides the ability for an owner-user to take additional space and achieve occupying over 51% of the building to qualify for an SBA loan if desired. While Peakview Center has been updated over time including most recently the lobby and spec suites, the low price point of the building allows for an owner-user to add-value and put their own stamp on the building.

Situated on the corner of S. Quebec Street and E. Peakview Avenue Peakview Center boasts high visibility (22,007 vehicles per day). Liberal signage regulations provide an opportunity for an owner-user to capitalize on on-building and monument signage providing unmatched identity in the area. A portion of the building's parking is covered, a unique amenity for the size of the building. The building's short bay depth and extensive glass line maximizes natural light into the office suites.

Peakview Center's central location offers convenient walking distances to top-tier retail and dining options, including Safeway, Office Depot, Sprouts, and the UPS Store, as well as popular destinations like Pindustry, Cherry Creek Food Hall & Brewery, Shake Shack, and Torchy's Tacos among others. The property is also nearby the Arapahoe RTD light rail station and provides easy access to I-25 via Arapahoe Rd. or Orchard Rd. Fiddler's Green Amphitheater is just a short walk away.



## PROPERTY DESCRIPTION

<b>Property Name:</b>	Peakview Center
<b>Address:</b>	6500 S Quebec St, Centennial, CO 80111
<b>County:</b>	Arapahoe
<b>Submarket:</b>	Greenwood Village
<b>Building Size:</b>	28,977 SF
<b>Land Size:</b>	1.28 Acres (55,757 SF)
<b>YOC:</b>	1985
<b>Floors:</b>	3
<b>Zoning:</b>	BP35, Centennial
<b>Parking:</b>	Surface parking at a ratio of 3.45 / 1,000 with additional 17 covered parking spaces.
<b>Property Tax:</b>	\$82,878.20 (2023 due 2024)
<b>2024 Est. Op. Ex.:</b>	\$13.11/SF
<b>Parcel ID:</b>	2075-21-3-02-006
<b>Legal Description:</b>	N 287 Ft Of Lot 1 Our Father Lutheran Church Ex That Part Desc As Beg 78.48 Ft E Of W Line Of Sw 1/4 Sec 21-5-67 & 66.48 Ft S Of Centerline Of E Peakview Ave Th W 15 Ft To E Row Line Of S Quebec St Th Alg Curve To Rt 21.86 Ft Th S 15 Ft To Beg & Ex Roads Our Father Lutheran Church

*\*Note: Building Cell Phone Towers owned by 3rd party. Owner recoups a portion of this revenue.*

## OFFERING PRICE

# **\$4,346,550 (\$150/SF)**

# PROPERTY HIGHLIGHTS



Flexible owner-user occupancy scenarios



Tenant revenue in-place with ability to add more



Highly visible hard corner location (22,007 VPD)



Prominent on-building and monument signage opportunity



Rare under building covered parking



Efficient floor plates with abundant glass line



Upgraded lobby and spec suites



Located in desirable Greenwood Village submarket



Abundant retail and restaurant amenities nearby



Easy access to I-25 and south metro suburbs



Competitively priced and significantly below replacement cost

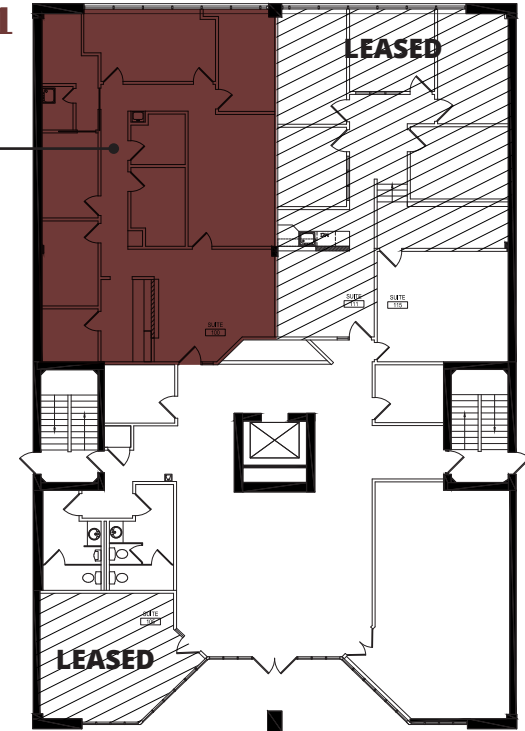


# FLOOR PLANS



## Floor 1

**100**  
1,802 SF  
Available  
*Medical Buildout*



## Floor 2

**220**  
2,141 SF  
Available

**270**  
1,489 SF  
Available

**200**  
1,186 SF  
Available

**205**  
2,150 SF  
Available  
*Spec Suite*

**280**  
1,312 SF  
Available



**NORTH**

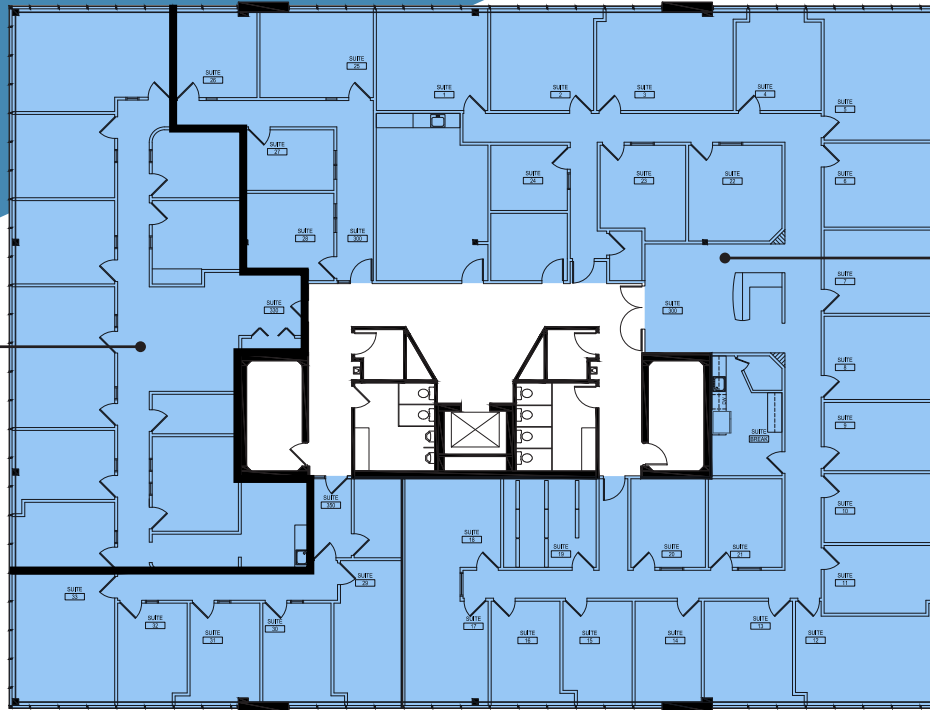
**4,951 SF  
Contiguous**



# FLOOR PLANS

**Floor 3**  
**Full Floor**  
**12,930 SF**

**330**  
**3,045 SF**  
**Available**



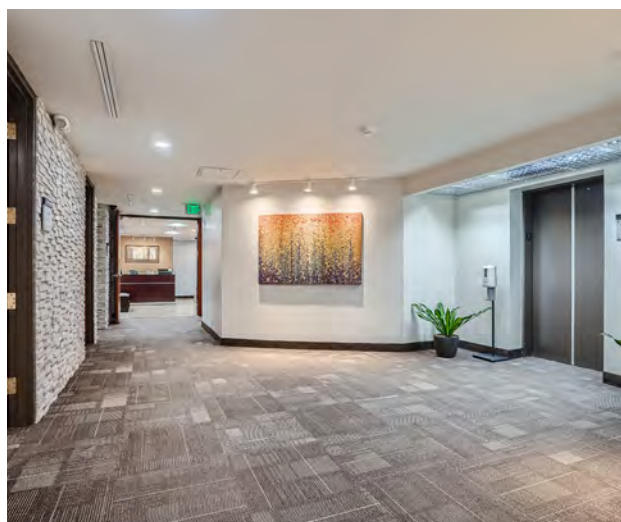
**300**  
**9,885 SF**  
**Current Executive**  
**Suite Operation**  
**Available**



**UNDER BUILDING PARKING**



**THIRD FLOOR CONFERENCE ROOM**



# SITE LOCATION & AMENITIES





# GREENWOOD VILLAGE OVERVIEW

Greenwood Village is conveniently situated adjacent to the Denver Tech Center, making it a prime location within the Denver Metro area. The area features over 20 parks, 40 miles of scenic trails, and 300 acres of open space, creating an inviting environment for residents and visitors. Greenwood Village is one of the most desirable places to live in Colorado, with a steady growth rate that continues to attract new residents each year.

The area has attracted a mix of upscale shopping centers, dining establishments, and entertainment venues including Pindustry, a 54,500 SF, two story entertainment venue with a restaurant, bar, bowling alley and more. The focus on creating walkable, community-oriented spaces has helped Greenwood Village maintain its appeal as a desirable location for both businesses and consumers.

The city has been ranked among the top places to live by several national publications. Additionally, Greenwood Village is known for its strong economic development, with a thriving business environment recognized by the Economic Development Council of Colorado. Douglas County, where Greenwood Village is located, is also recognized as one of the wealthiest counties in the United States by Forbes magazine.



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