

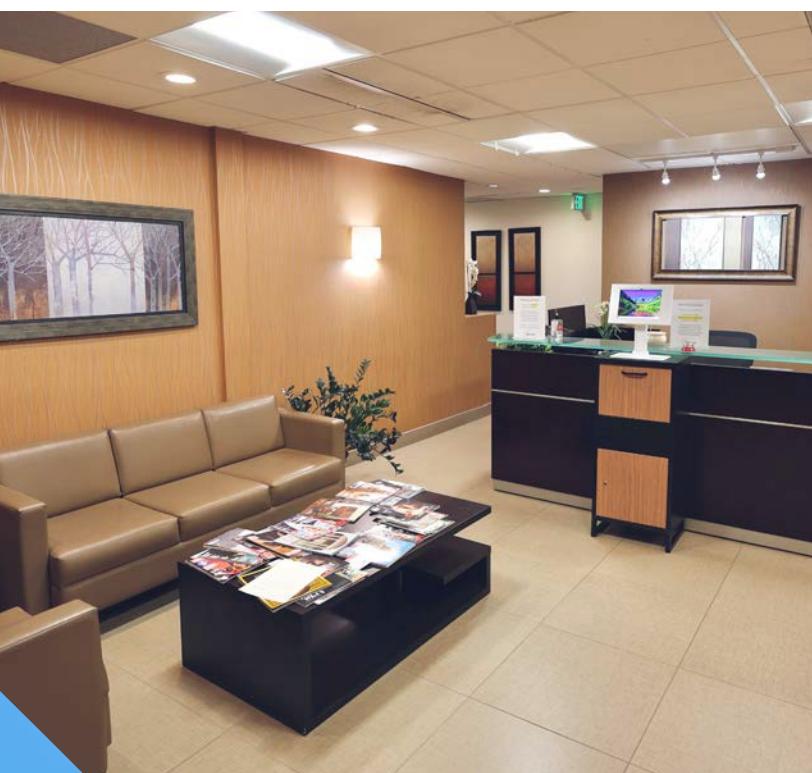
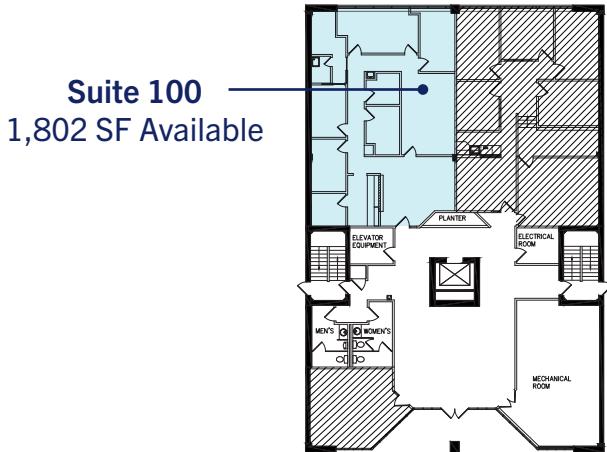


For Sale or Lease
**Peakview
Center**

6500 South Quebec Street
Centennial, Colorado 80111

\$3,250,000 (\$109.29/SF)

First Floor Plan



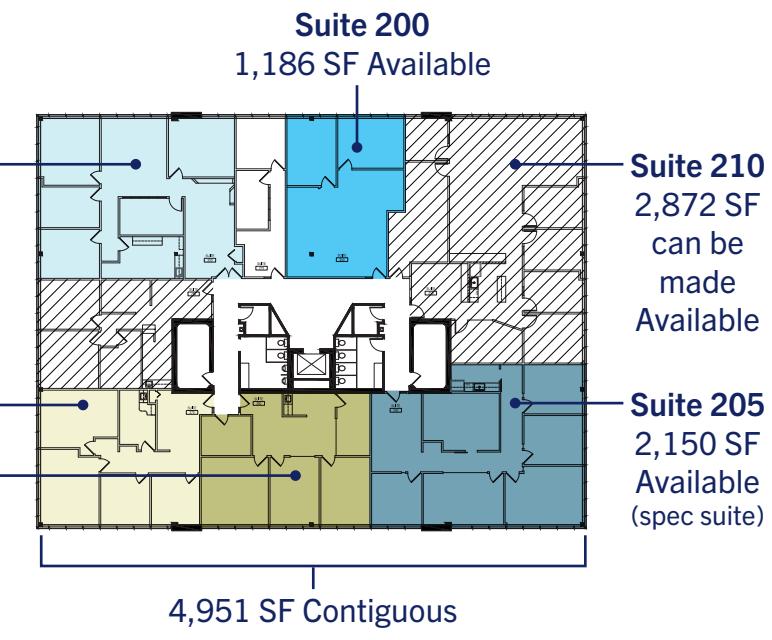
- > Highly visible hard corner location
- > Easy and direct access to Interstate 25
- > Near DTC and Greenwood Village
- > Located in Centennial - better signage
- > Great location for your staff: Nearby Pindustry, Safeway, Sprouts, Springhill Suites, Fiddler's Green Amphitheater and Arapahoe at Village Center Light Rail Station
- > Arapahoe Light Rail Station nearby
- > Excellent residential choices nearby, including apartments, townhomes, executive housing in Cherry Hills Village
- > Situated on 1.28 acres (55,757 SF)
- > YOC: 1985
- > Fabulous on-building signage available

Second Floor Plan

Suite 220
 2,141 SF Available

Suite 270
 1,489 SF Available

Suite 280
 1,313 SF Available



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Property Highlights

- > **29,737 SF, 3-story building** priced at **\$3,250,000**, significantly below replacement cost.
- > **Current occupancy: 40%** – immediate income with upside through lease-up.
- > **Flexible configurations for tenants** (1,600–22,750 SF suites) and strong parking ratios, including 18 executive tuck-under spaces.
- > **Additional revenue stream** from an on-site cell tower.
- > **Renovated lobbies** and modern common areas already in-place.
- > **Roof and HVAC is in good shape.** On-building signage opportunities are significant.
- > **Seller willing to consider short-term bridge financing** to assist in financing requirements

Building Size

29,737 SF

Available

1,186 - 22,750 SF

Lease Rate

\$21.00 - \$22.50/SF Full Service

Stories

3

Parking

Free Surface & Covered

3.45/1,000 SF

2025 Traffic Count

+- 25,000 Cars Daily



Third Floor Plan

Suite 300

9,885 SF

Executive Suites

Suite 330

3,045 SF

Available



Entire Floor = 12,930 SF



Site Location

[> Tour the Property in Video](#)



Financial Considerations

- > **Very attractive entry point** which allows buyer to significantly renovate asset to fit their needs and at an all-in cost per sf that will translate to significantly less than building new.
- > **In-place income** and significant upside potential through lease-up via creating spec suites.
- > **Versatile size options** that allow User/Owner to grow into building over time.
- > **Ability to capture strong demand** for smaller suites and capitalize on market momentum.
- > **Long-term stability** in a corridor outperforming metro averages.