



For Sale or Lease

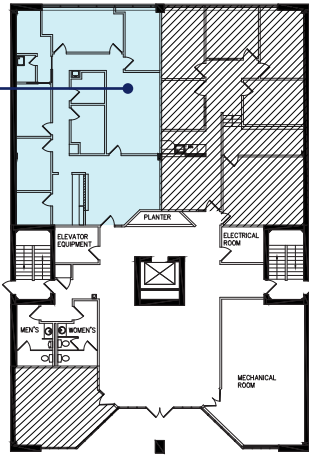
Peakview Center

6500 South Quebec Street
Centennial, Colorado 80111

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

First Floor Plan

Suite 100
1,802 SF Available



- > 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 200
1,186 SF Available

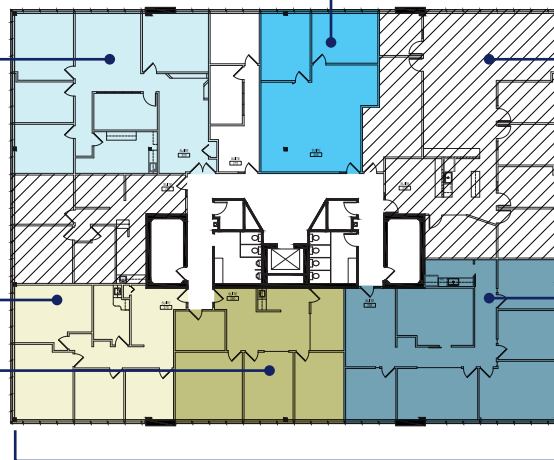
Suite 220
2,141 SF Available

Suite 270
1,489 SF Available

Suite 280
1,313 SF Available

Suite 210
2,872 SF
can be
made
Available

Suite 205
2,150 SF
Available
(spec suite)



4,951 SF Contiguous

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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

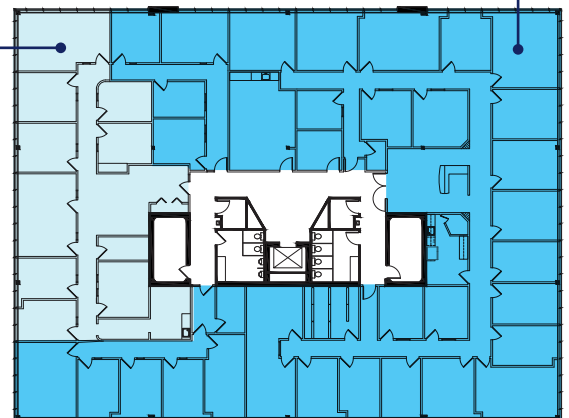
2025 Traffic Count
+/- 25,000 Cars Daily



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.

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