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Your
next
move

3401 QUEBEC ST, DENVER, CO 80207

Office here



Building details

Rentable building area	143,224 sf
# of floors	10
Year built/renovated	1976/2023
Parking ratio	3.0/1,000 sf
Rate	\$28-29/sf FSG
2024 Est. OpEx	\$10.22/sf

Property highlights

- Unreserved covered parking garage for \$25/month – Direct access to your suite from the garage
- Abundant surface parking for visitors
- Newly renovated lobby, restroom, elevators, and building systems (LED lights and digital HVAC controls)
- On site cafe connected via a breezeway to [Holiday Inn](#) (conference center amenities, full restaurant, shuttle to light rail transit)
- Dedicated on site security
- Electric vehicle charging stations
- Local ownership
- Unobstructed western views

Quick picks

←
Downtown Denver
(15 minute drive)

The Shops at Northfield
1,130,000 sf lifestyle center featuring **Texas Roadhouse, Torchy's Tacos, In-N-Out Burger, Bar Louie, Texas de Brazil, Target, Starbucks,** and more.

→
Denver Int'l Airport
(25 minute drive)

 **Central Park Station**

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Quebec Square
745,000 sf power center featuring **Walmart Supercenter, Famous Dave's Bar-B-Que, Buffalo Wild Wings, Sam's Club, Office Depot,** and more.

Stanley Marketplace
138,000 sf marketplace featuring **Denver Biscuit Company, Rolling Smoke BBQ, Mondo Market, Vibe Yoga & Wellness, Logan House Coffee** and more.

M.L.K. Jr Blvd

East 29th Ave Town Center
175,000 sf community center featuring **King Soopers, Starbucks, Einstein Bros. Bagels, BlueFin Sushi, Noodles and Company,** and more.

Montview Blvd

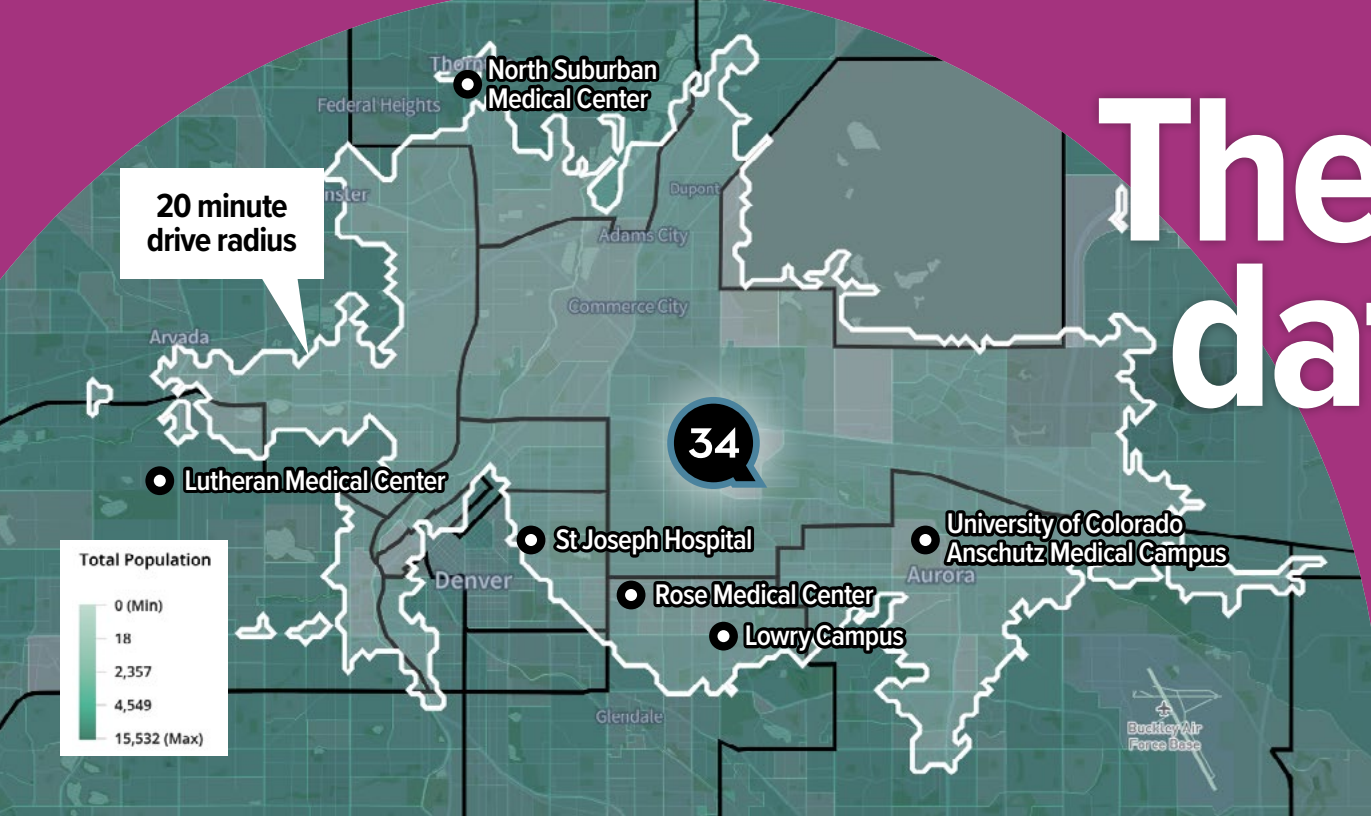
→
Denver Tech Center
(25 minute drive)

Monaco St Pkwy

Quebec St



The data



Strong demographics

Q34 is a popular option for medical office users – such as physicians, dentists, chiropractors, optometrists, therapists, and clinics – due to robust area population growth, immediate proximity to neighborhood centers, and distance from traditional medical facilities. Health practice and support occupations account for 8.0% of the total workforce within a 20 minute drive.

6.6%

Estimated population growth (2022-2027)

81,609

Total management occupations (20 minute drive)

69,094

Total office and administrative occupations (20 minute drive)

56,256

Total health practice and support occupations (20 minute drive)



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Let's
talk

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