

# 5420

SOUTH QUEBEC STREET | SUITE 204



Spacious, move-in ready, medical or surgical suite. The 4,957 SF condo features a fully operational layout with two certifiable operating rooms, exam rooms, and expansive doctor and staff areas. The condo also includes a walk-out patio with mountain views and detached garage. Building has an elevator and ample parking in a private lot.

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**FOR SALE**  
**\$1,700,000**

5420 S. QUEBEC ST.  
GREENWOOD VILLAGE, CO 80111

**SUITE 204**  
**4,957 SF**

2024 Taxes: \$25,973.88

HOA dues breakdown are available upon request.



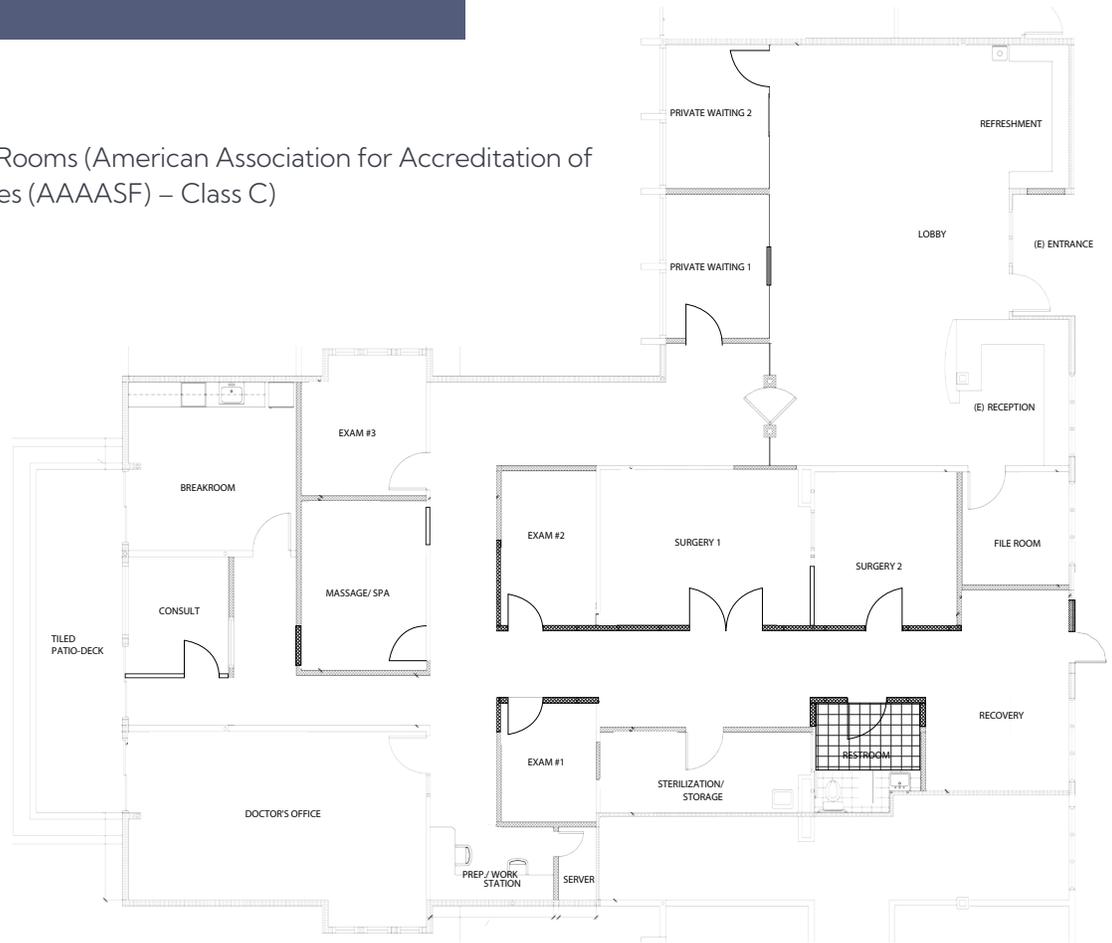
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**Colliers**

# SUITE 204 – 4,957 SF

## Key Suite Features

- Two Accredited Operating Rooms (American Association for Accreditation of Ambulatory Surgical Facilities (AAAASF) – Class C)
- 4 Exam Rooms
- 3 Consult Rooms
- Breakroom
- Expansive Doctor's Office
- Medical Notes Corridor
- Lab
- Recovery Area
- Interior Restroom
- Walkout Patio
- Detached Garage
- Elevator in the building
- Ample Parking 3.61: 1,000 (120 Surface Spots; Private 2-car Garage)
- Fire Alarm in Place
- High ceilings throughout
- Security system and cameras installed
- Fully wired for phone and broadband internet
- Select Equipment Available for Separate Purchase



Built in 1981



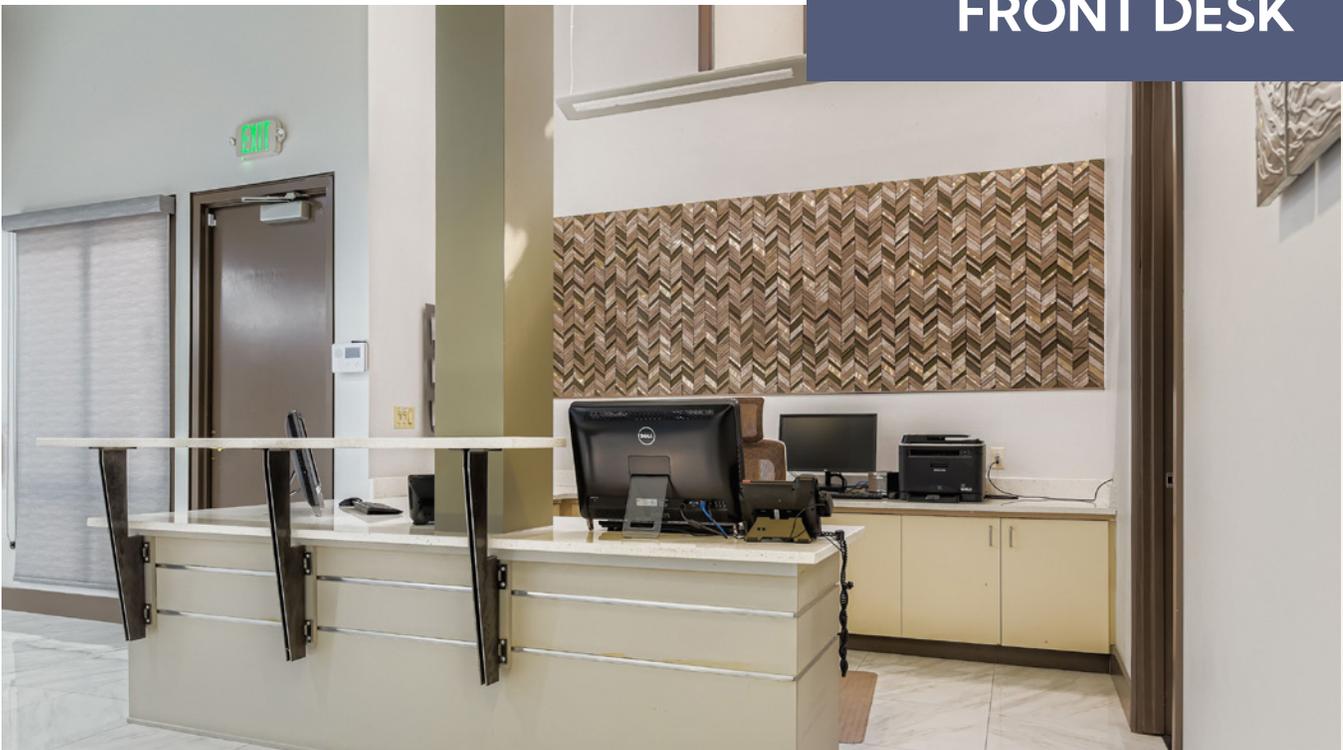
5420 SOUTH QUEBEC STREET | SUITE 204

5420 S.

# LOBBY



# FRONT DESK



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# LOBBY



# HALLWAY



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# EXAM ROOM



# HALLWAY



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# WORKSTATIONS



# OPERATING ROOM



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# BREAKROOM

WITH WALKOUT PATIO ACCESS



# LAB



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## OUTDOOR TERRACE



## MOUNTAIN FACING TILED TERRACE



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# Traffic Stats

- S. Quebec St. N/O E. Berry Ave.: 23,018 VPD
- S. Quebec St. S/O E. Berry Ave.: 20,287 VPD

2025 MPSI estimates

# 5420

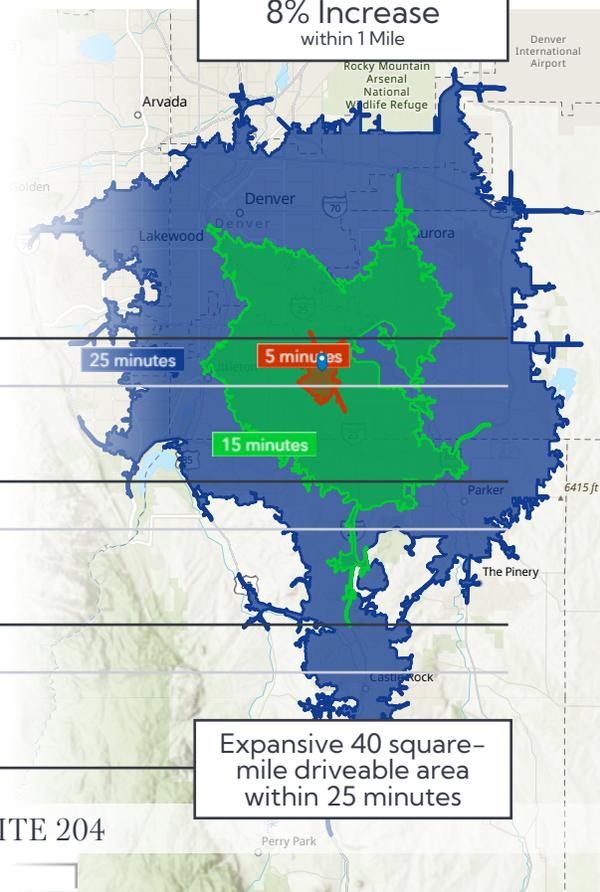
## S. QUEBEC ST.

# Demographics

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Total Population	12,612	100,590	290,309
2030 Total Population	13,536	103,092	295,010
2025 Total Daytime Population	61,198	167,252	396,951
Workers	56,509	123,117	269,124
Residents	4,689	44,135	127,827
<b>HOUSING</b>			
2025 Housing Units	7,626	46,677	137,417
Owner Occupied Housing Units	24.8%	56.3%	54.0%
Renter Occupied Housing Units	75.2%	43.7%	46.0%
Vacant Housing Units	10.2%	5.6%	6.4%
2030 Housing Units	8,193	48,595	141,377
Owner Occupied Housing Units	23.6%	55.1%	54.2%
Renter Occupied Housing Units	76.3%	44.9%	45.8%
Vacant Housing Units	9.5%	6.2%	7.2%
<b>MEDIAN HOUSEHOLD INCOME</b>			
2025	\$104,909	\$116,419	\$104,587
2030	\$120,145	\$137,489	\$120,764
<b>MEDIAN HOME VALUE</b>			
2025	\$815,285	\$748,517	\$681,376
2030	\$938,457	\$867,226	\$774,816
<b>MEDIAN AGE</b>			
2025	35.5	39.8	39.3
2030	36.6	40.3	40.4

Projected Population Growth:  
**7% Increase**  
within 1 Mile

Projected Housing Growth:  
**8% Increase**  
within 1 Mile



ESRI 2025 Estimates

# Property & Location Overview

- LOCATED AT THE GATEWAY TO DENVER TECH CENTER
- EASY ACCESS TO I-25



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# MEDICAL NEIGHBORS

- Primary Care
- Dental
- Mental Health
- Specialty
- Chiropractic

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SOUTH QU



C STREET | SUITE 204



**ON-SITE  
DETACHED GARAGE**



Inviting lobby with modern glass and stone finishes

Immediately adjacent to The Landmark, offering a range of fine and fast casual dining, fitness and entertainment



Renovated building common areas for a seamless and welcoming patient experience



Extensive medical build-out offers an easy transition for a medical user

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