

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# Greenwood Executive Park Office Condo

6494 S Quebec St, Centennial, CO 80111



www.FullerRE.com



**FOR SALE: \$525,000**

## UNIT OVERVIEW

|                    |                 |
|--------------------|-----------------|
| <b>Condo Size:</b> | 2,990± SF       |
| <b>Lot Size:</b>   | 1,754± SF       |
| <b>Parking:</b>    | 100+ in Center  |
| <b>YOC:</b>        | 1981            |
| <b>Zoning:</b>     | BP35            |
| <b>Taxes:</b>      | \$13,719 (2025) |

## PROPERTY NARRATIVE

Located near Fiddler's Green this single tenant recently remodeled office condo with high-end finishes offers easy access off of Quebec St and Peakview Ave and is within walking/short drive to Pindustry, Safeway, Fiddler's Green Amphitheater, El Karojo, Mad Greens, Qdoba, Colonna's Pizza and many more.

Currently leased through May 31, 2028 at \$3,170/month

Fuller Real Estate  
(303) 534-4822

**Brokerage Disclosure  
to Buyer**

**Andrew Dodgen**  
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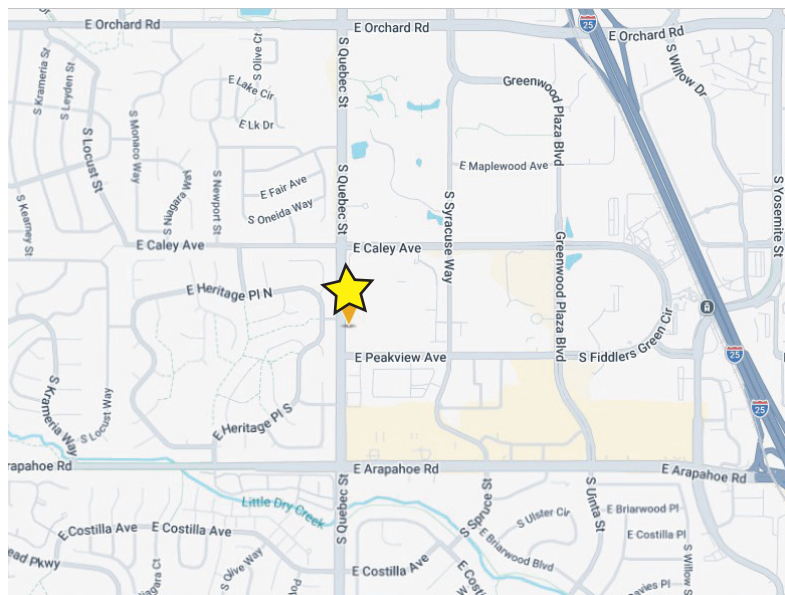
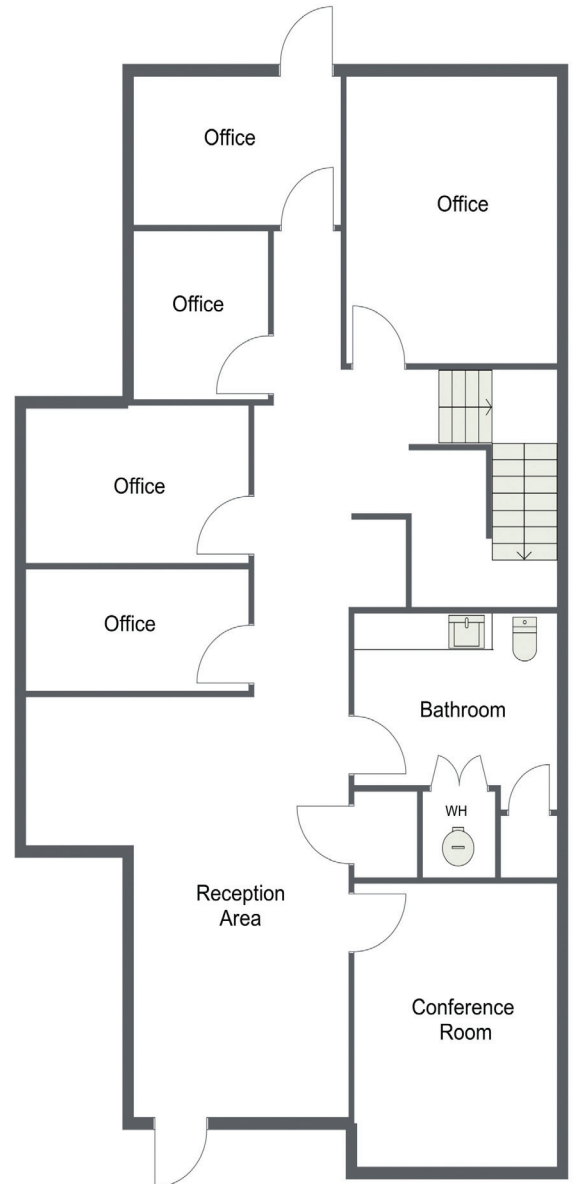




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## DEMOGRAPHICS



Population

1 Mile

11,642

3 Miles

94,418

5 Miles

251,209



Households

4,669

40,559

105,293



Median HH Income

\$132,694

\$120,393

\$112,953



Median Age

40.60

41.10

40.60



Traffic

22,301 vpd - S Quebec @ E Euclid Ave

Source: CoStar

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