

# Office Condo for Sale or Lease

6454 S QUEBEC STREET, CENTENNIAL, CO 80111



[Explore Virtual Tour](#)

## Overview

Fully renovated office condo for sale or lease in Greenwood Village. Complete with reception, kitchenette, 4 private offices and lower level bullpen space. Private outside entrances, abundance of parking, vaulted ceilings, mature landscape, and lots of windows. The property is in close proximity to a variety of restaurants and walking distance to both Fiddlers Green and Pindustry.

Property Taxes - \$9,679.90 / Year

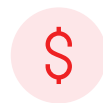
OA - \$523.62 / Month

Lease Rate: 2,800 SF: \$17.77 SF/YR + (\$5.86 PSF NNN) = \$5,513.67 / Month

## Highlights

- Newly Remodeled
- 4 Private Offices
- Lower Level Bullpen Space
- Plenty of Onsite Parking

## Property Details



**Sales Price**  
\$700,000



**Lease Rate**  
\$17.77 SF/YR (+ \$5.86 PSF NNN)



**Building Size**  
2,800 SF



**Zoning**  
BP35

Rev: January 9, 2025



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## Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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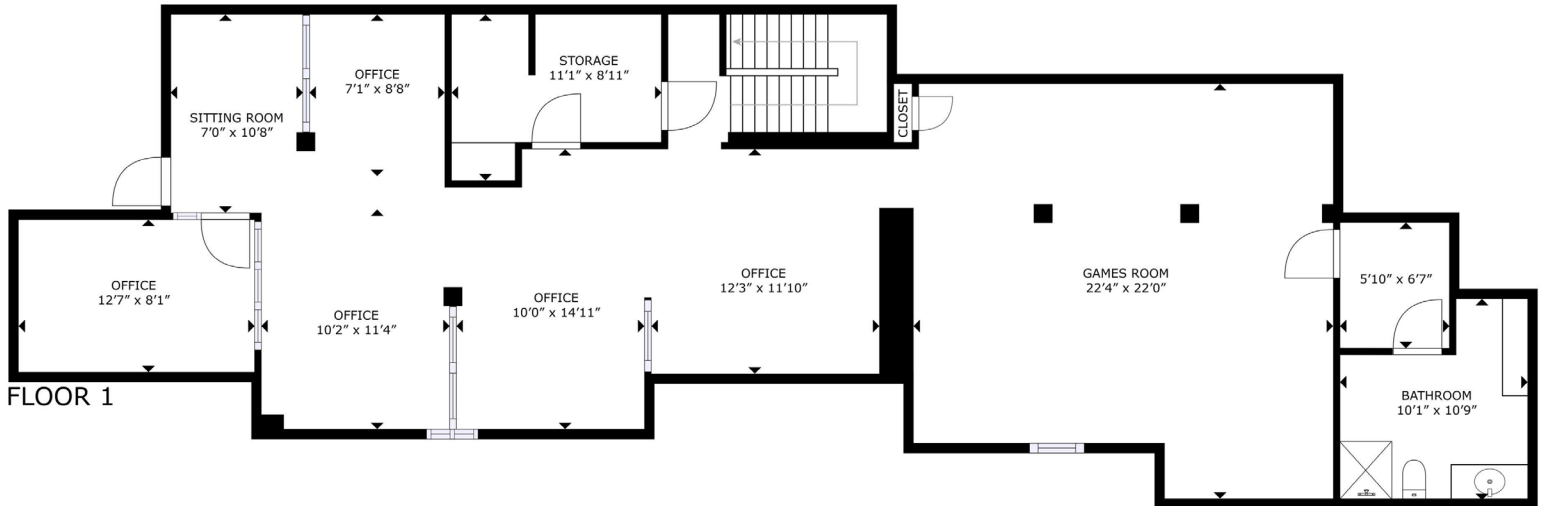
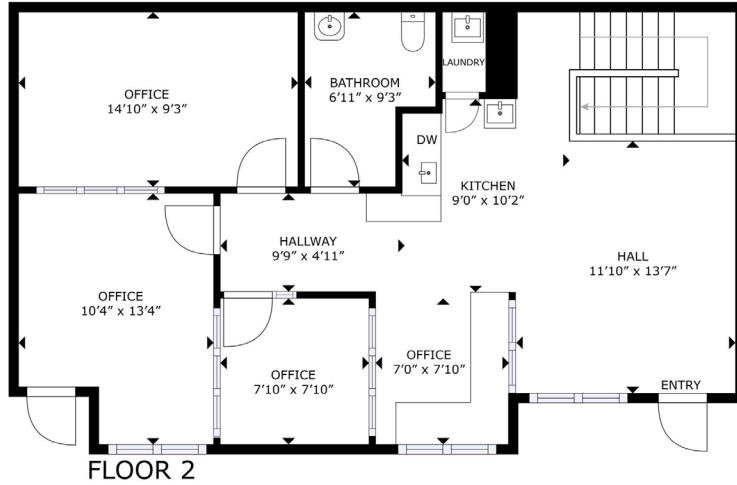
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6454 S Quebec St, Englewood, Colorado, 80111

## DEMOGRAPHICS



**93,666**  
Population



**43.0**  
Median Age



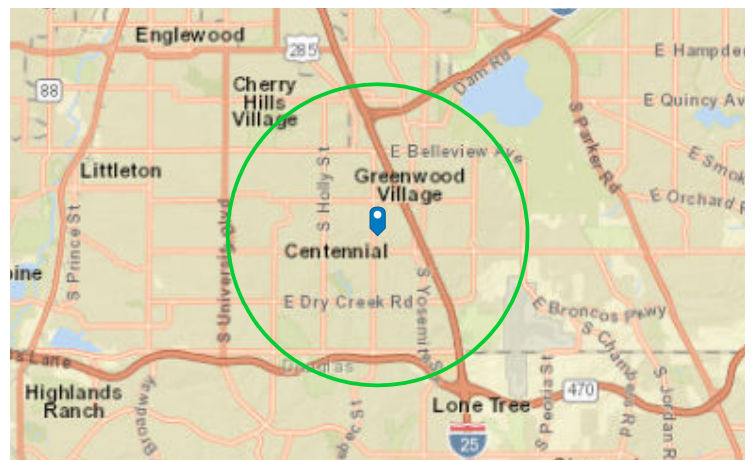
**2.3**  
Average Household Size



**\$108,384**  
Median Household Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
E Peakview Ave	21,990	0.1
E Euclid Ave	21,990	0.2
S Quebec St	5,956	0.2
S Quebec St	5,925	0.2
E Euclid Ave	23,467	0.3



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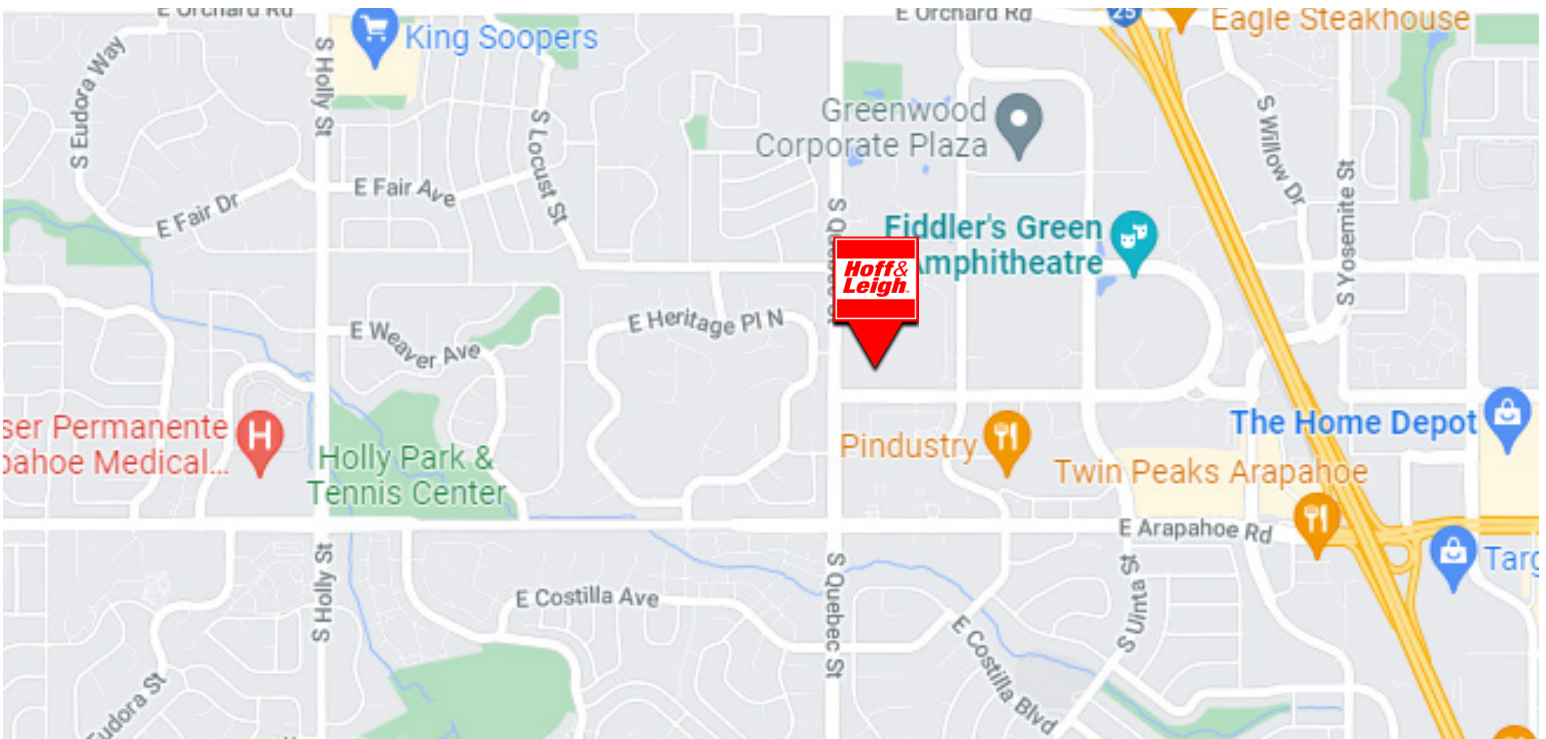
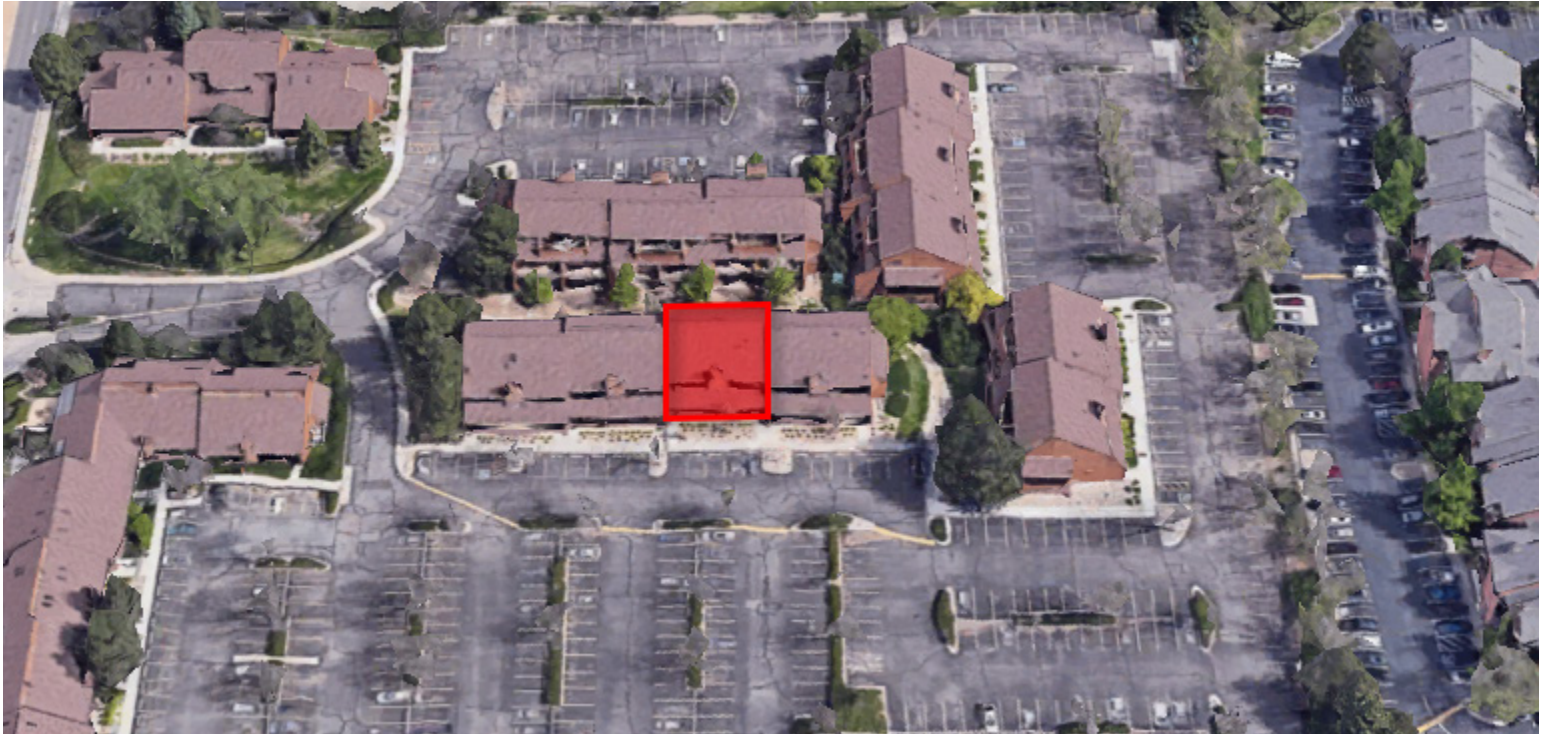
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