

# DTC Office/Condo Building For Sale

6426-6436 S. Quebec St., Bldg. 6, Centennial, CO 80111



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**For Sale: \$1,600,000** (\$88.77/SF)

## BUILDING OVERVIEW

<b>Total Building SF:</b>	18,024± SF
<b>Available SF:</b>	7,155± SF
<b>Occupancy:</b>	61%
<b>Lot Size:</b>	0.207± Acres
<b>YOC:</b>	1981
<b>Parking:</b>	44 Surface
<b>NOI:</b>	\$38,214 (2025)
<b>Taxes:</b>	\$28,880.48 (2024)
<b>HOA:</b>	\$4,467/mo.
<b>Roof:</b>	2022

## PROPERTY HIGHLIGHTS

- Excellent opportunity for an owner/user or value-add investor.
- This building is part of the Greenwood Executive Park Office Condominium Complex.
- Flexible leases in place.
- HOA covers all exterior maintenance including roof and internal water.
- Seller financing available.
- Abundant parking.
- Great location, walking distance to retail, restaurants, Fiddler's Green

Fuller Real Estate  
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**Brokerage Disclosure  
to Buyer**

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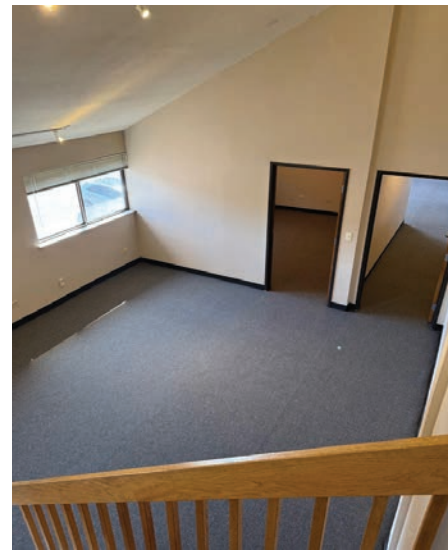
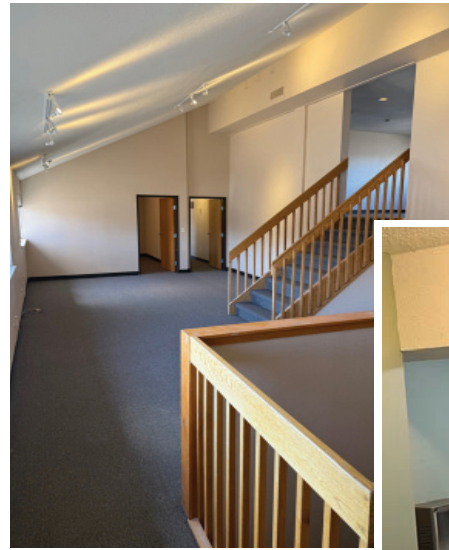
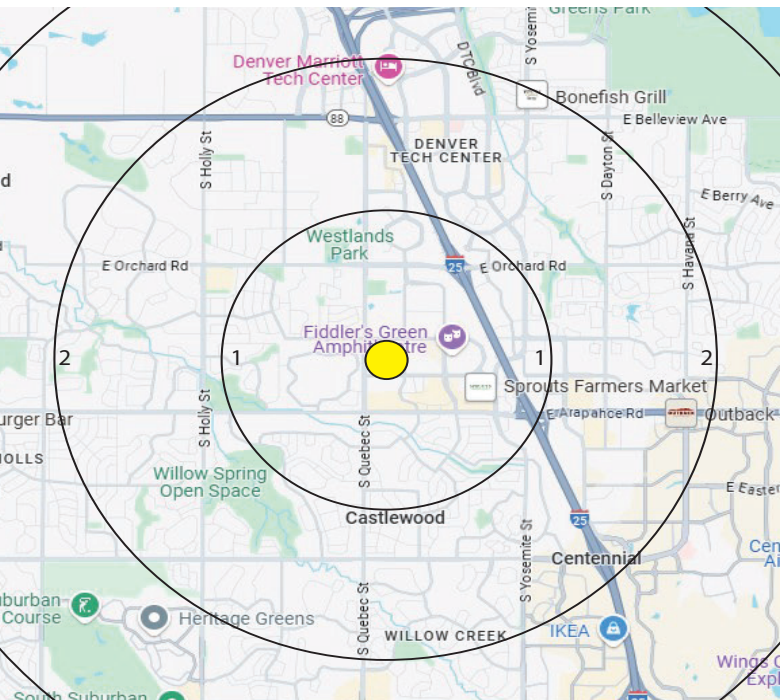









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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
 Population	10,409	91,770	248,828
 Households	4,218	39,317	104,571
 Median HH Income	\$120,528	\$112,723	\$103,815
 Median Age	40.70	40.90	40.20
 Traffic	22,007 vpd - S. Quebec St. at E. Euclid Ave. (2022)		

Source: CoStar 2024

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.