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# DTC Office/Condo Building For Sale

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

Aerial Photography by www.AerialDroneClick.com



**For Sale: \$1,800,000** (\$99.87/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 (2024)
<b>Taxes:</b>	\$28,880.48 (2024)
<b>HOA:</b>	\$4,467/mo.
<b>Roof:</b>	2022

## PROPERTY HIGHLIGHTS

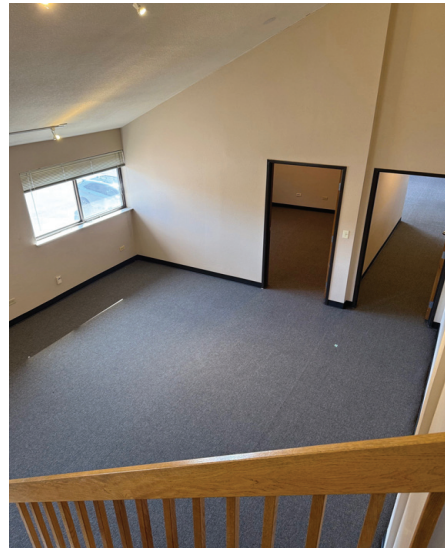
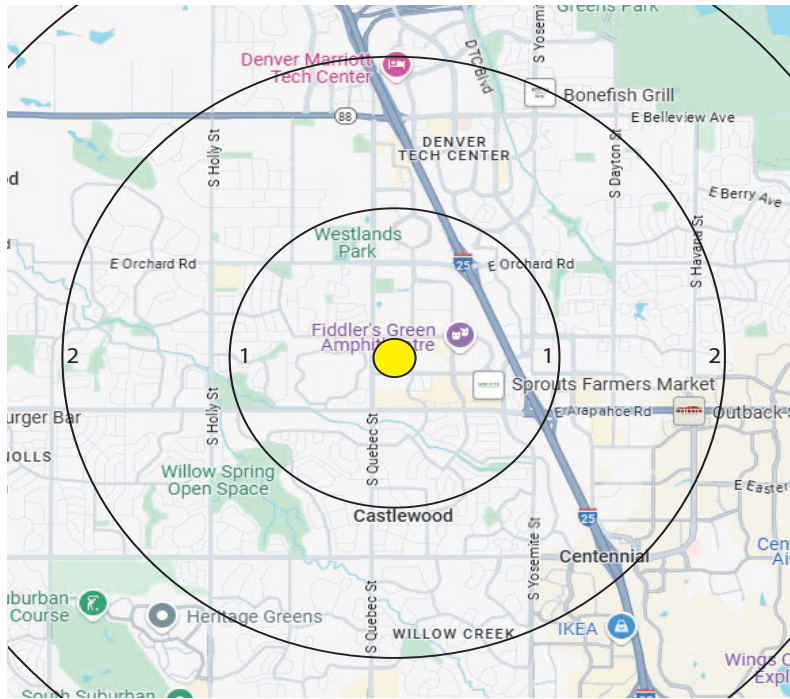
- Excellent opportunity for an owner/user or value-add investor.
- This building is part of the Greenwood Executive Park Office Condominium Complex.
- Flexible leases in place.
- HOA covers all exterior maintenance including roof and internal water.
- Seller financing available.
- Abundant parking.
-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

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**Brokerage Disclosure  
to Buyer**

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**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