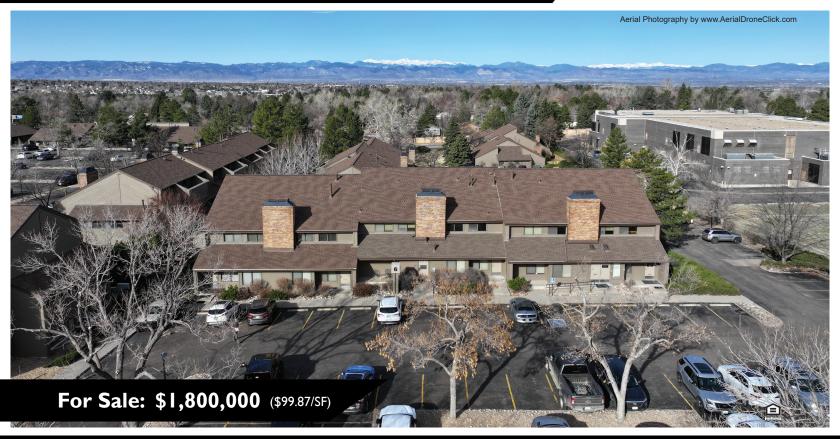
## DTC Office/Condo Building For Sale

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



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## **BUILDING OVERVIEW**

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

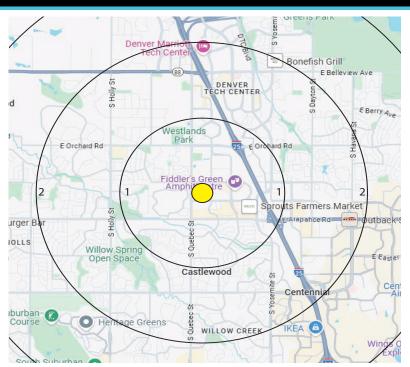
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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS 5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021







DEM	OGRAPHIC	S	I Mile	3 Miles	5 Miles
	Population		10,409	91,770	248,828
	Households		4,218	39,317	104,571
<b>\$</b>	Median HH II	ncome	\$120,528	\$112,723	\$103,815
	Median Age		40.70	40.90	40.20
$(\mathbf{A})$	Traffic	22,007	/pd - S. Queb	ec St. at E. Euclid A	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.