

DTC Office/Condo Building For Sale

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



www.FullerRE.com

Aerial Photography by www.AerialDroneClick.com



For Sale: \$1,200,000 (\$66.58/SF)

BUILDING OVERVIEW

Total Building SF:	18,024± SF
Available SF:	7,535± SF
Occupancy:	59%
Lot Size:	0.207± Acres
YOC:	1981
Parking:	44 Surface
Taxes:	\$87,919.58 (2025)
HOA:	\$4,467/mo.
Roof:	2022

PROPERTY HIGHLIGHTS

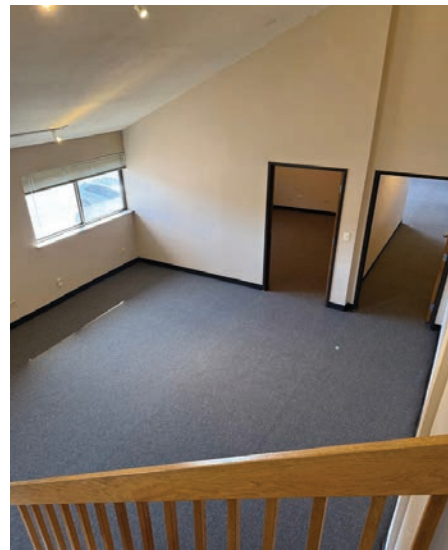
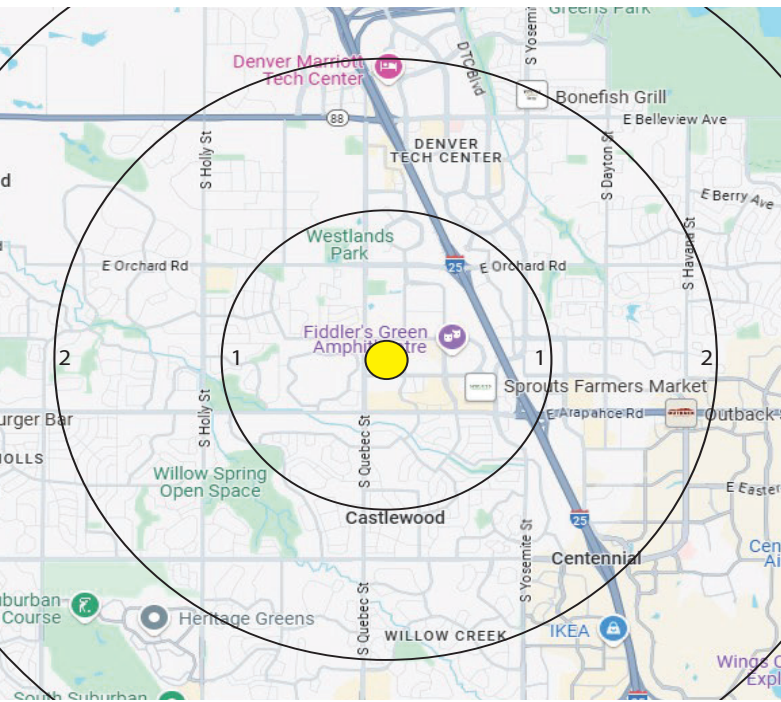
- Excellent opportunity for an owner/user or value-add investor.
- This building is part of the Greenwood Executive Park Office Condominium Complex.
- Flexible leases in place.
- HOA covers all exterior maintenance including roof and internal water.
- Seller financing available.
- Abundant parking.
-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

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**

Alex Scott
(720) 287-5417 direct
(972) 207-8877 mobile
AScott@FullerRE.com

Travis Wanger
(720) 974-2790 direct
(303) 888-1061 mobile
TWanger@FullerRE.com



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