

OFFICE BUILDING FOR SALE

5251 S QUEBEC STREET

Greenwood Village, CO 80111

8,322 SF



TRANSWESTERN

REAL ESTATE
SERVICES



**Building
Size**
8,322 SF



**Sale
Price**
\$2,520,000



**2020 Estimated
Expenses**
\$11.70/SF



**Parking
Ratio**
3.6:1,000/SF



**By
Light Rail**
Bellevue Station



**Fiber &
Cat 6 Wiring**
Comcast

BUILDING AMENITIES

Building
interior
totally
remodeled
in 2019

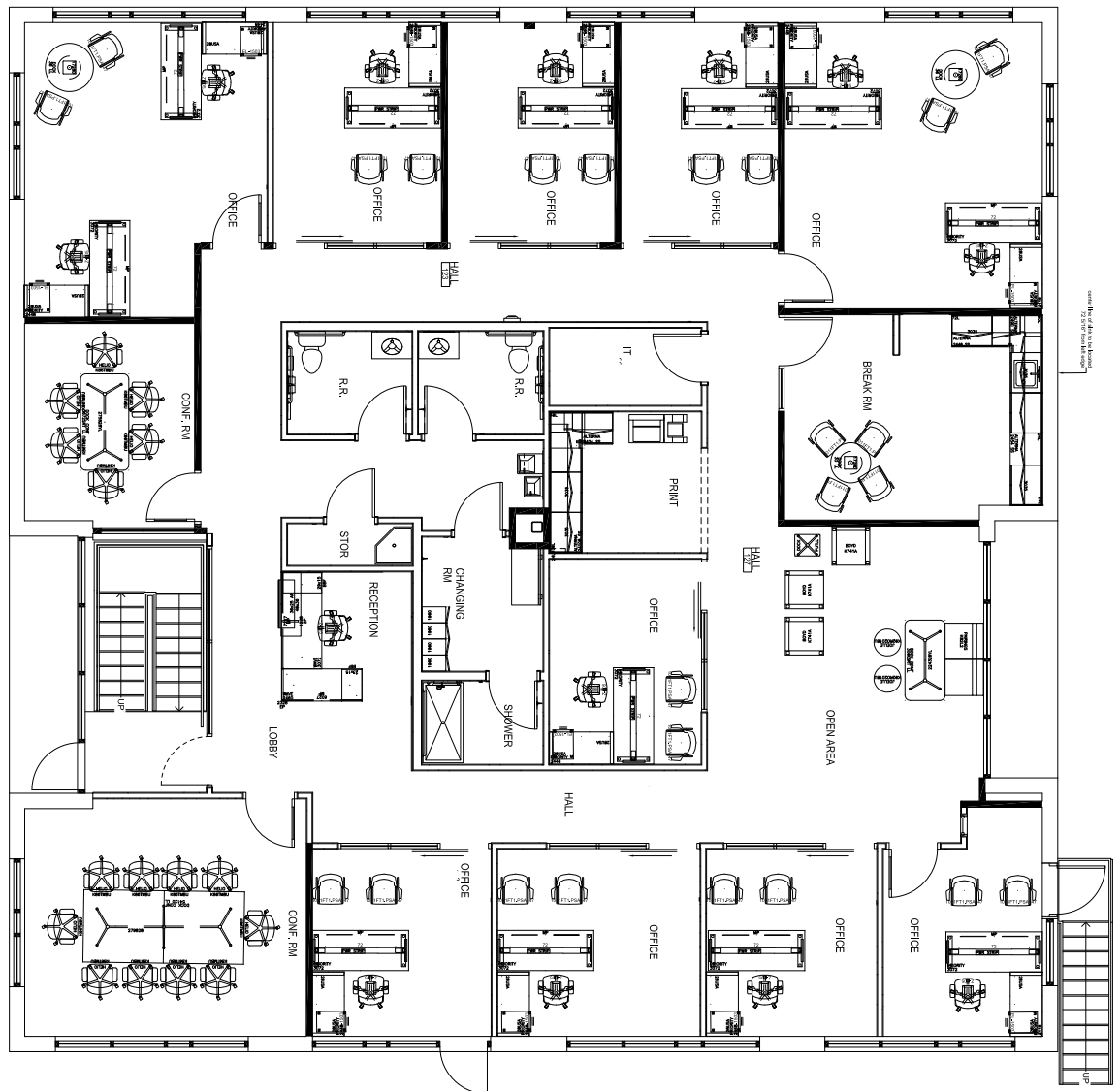
Roof
replaced in
2017 under
previous
owner

4,161 SF
main level
is available
for buyer to
occupy

Price
includes
FF & E
excluding
tenant owned
furniture

Lower level
leased
through
February
2023

MAIN LEVEL

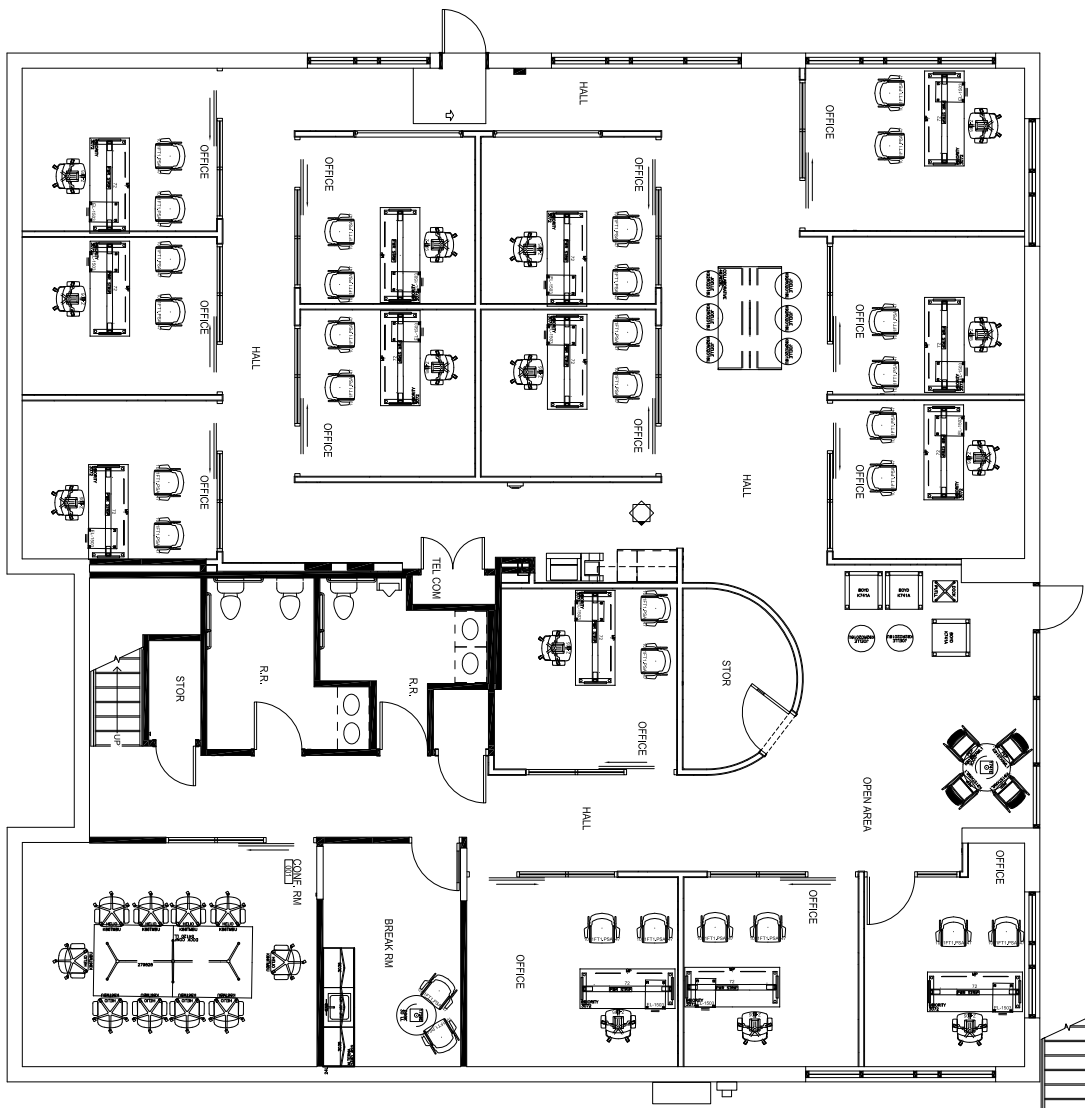


LOCATION OVERVIEW

- Prime Greenwood Village/Denver Tech Center location
- Close to Landmark amenities and Bellievew light rail station
- Easy access to I-25 from Belleview and Orchard and direct route to C-470 on Quebec Street
- Plenty of restaurants, shopping, parks, and other amenities nearby including Belleview Station, Landmark, Running Fox Park and Trail



LOWER LEVEL



AREA AMENITIES

- | | | | | | | | | | |
|--|---|--|--|---|--|---|--|--|--------------------------------|
| <p>1 One Bellevue Station</p> <ul style="list-style-type: none"> Taco Bell McDonald's Ruth's Chris Steak House Urban Egg Tap & Burger Ambli Global Le French Corvus Coffee Los Chingones | <p>2 Syracuse Street Retail</p> <ul style="list-style-type: none"> Shanhan's Steakhouse | <p>3 Bellevue Promenade</p> <ul style="list-style-type: none"> Il Fornaio Original Pancake House Starbucks Maria Empanadas Noodles & Company | <p>4 Landmark</p> <ul style="list-style-type: none"> Snooze Griffin Tavern Wendy's Fairfield Inn & Suites Denver Marriott Tech Center Hapa Yanni's Comedy Works Ted's Montana Grill Pizza Republica Slattery's Irish Pub Jing Sushi-Rama | <p>5 Colorado Athletic Club DTC</p> <ul style="list-style-type: none"> Larkburger Ocean Prime Chipotle Fit36 | <p>6 Village Plaza</p> <ul style="list-style-type: none"> Yampa Sandwich Co Bad Daddy's Burger Bar Monk & Mongoose Coffee Orangetheory Fitness ASA Sushi The Delectable Egg Illegal Pete's | <p>7 Westlands Park</p> <ul style="list-style-type: none"> Lil' Ricci's Cuba Cuba Burnt End Crave Coffee | <p>8 Club Greenwood</p> <ul style="list-style-type: none"> DTC Nutrition Starbucks Spice Trade Brewery & Kitchen | <p>9 DoubleTree by Hilton Hotel</p> | <p>10 Orchard Plaza</p> |
|--|---|--|--|---|--|---|--|--|--------------------------------|



SALE INFORMATION



TRANSWESTERN

REAL ESTATE
SERVICES

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