

# Office Condo For Sale or Lease

**Price Reduced!**

~~\$1,176,800~~ **\$1,053,236**

~~(\$200/SF)~~

(\$179/SF)



**5420 S Quebec Street | Greenwood Village, Colorado**

County: Arapahoe

Year Built: 1981

Building Size: 33,245 SF

Building Type: Class B Office

Parking Ratio: 3.61/1,000 SF

**Sale Price: \$1,053,236**

**Available: 5,884 SSF**

**Lease Rate: \$24.00-\$28.00 Gross**

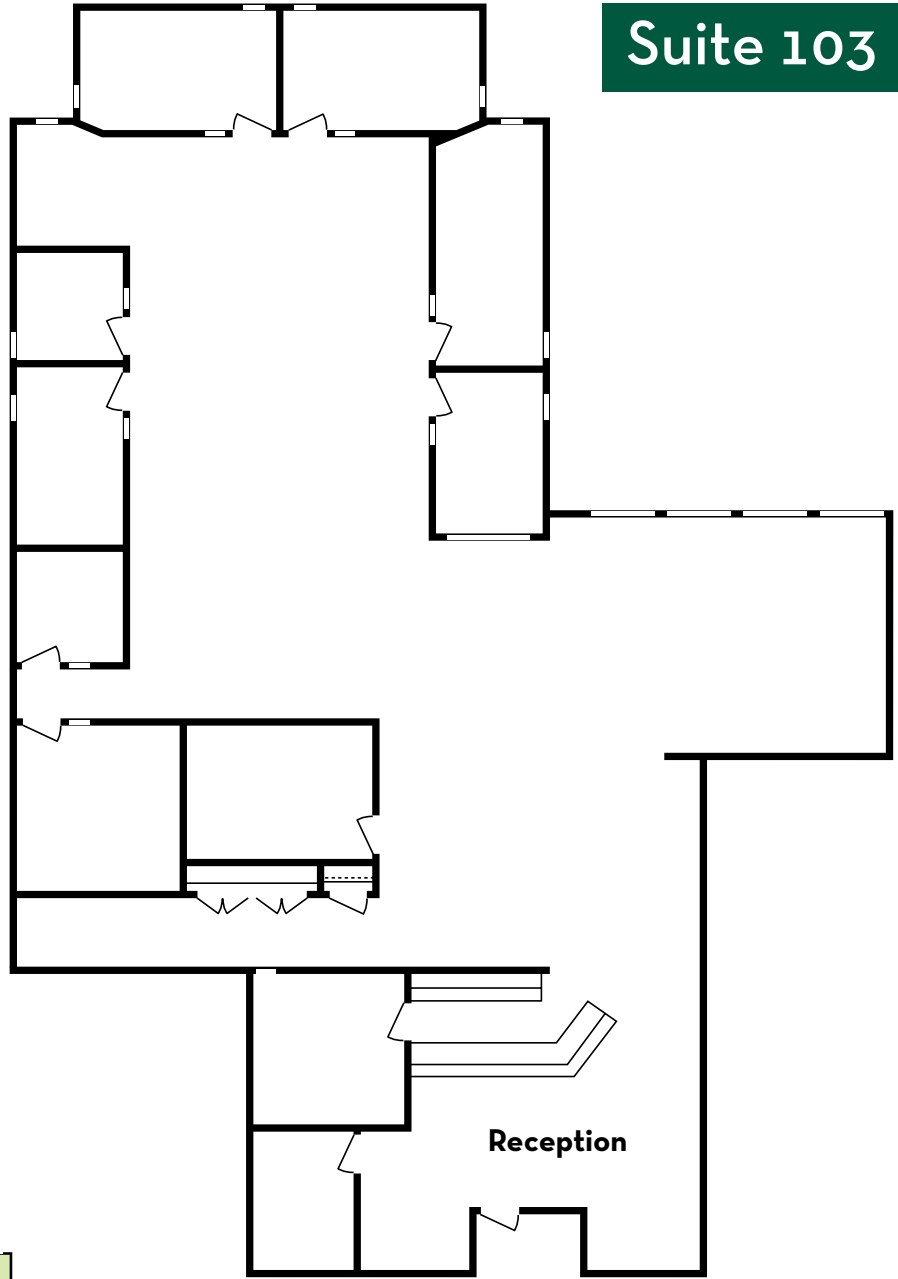
- ▲ High quality office suite available
- ▲ Situated in an outstanding location
- ▲ Signage available on Quebec (27,000 cars per day)
- ▲ Common areas have been completely redone
- ▲ New roof, entry, lobby and landscaping
- ▲ All operating systems modernized



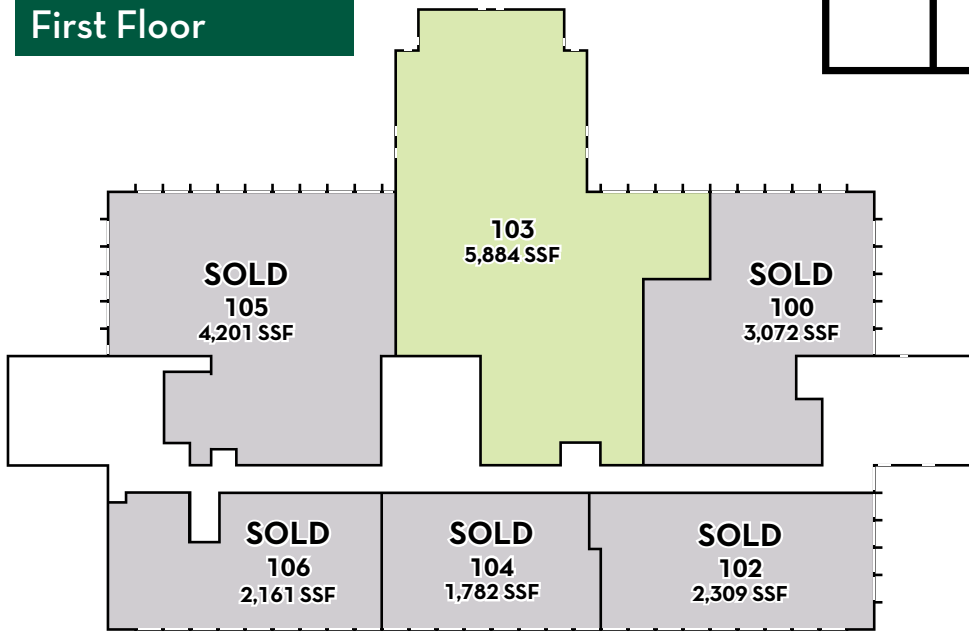
# 5420 S Quebec Street | Greenwood Village, Colorado



Suite 103



First Floor







Highly desirable location with well educated affluent population

**21,194**

Businesses

**241,589**

Employees

**\$99,388**

Average Income

— WITHIN 5 MILE RADIUS —

**navpoint**  
REAL ESTATE GROUP

**Charlie Davis**  
▲ cell 303.819.8075  
▲ office 720.420.7530  
charlie.davis@navpointre.com

**NavPoint Real Estate Group**  
720.420.7530 | Fax 720.240.0762 | [www.NavPointRE.com](http://www.NavPointRE.com)

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