

6438-6444 S QUEBEC STREET

OFFERING MEMORANDUM

BUILDING 7



Brandon Langiewicz, SIOR

O: 720.572.5187
C: 715.512.0265
Brandon@HoffLeigh.com

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Lisa Langiewicz

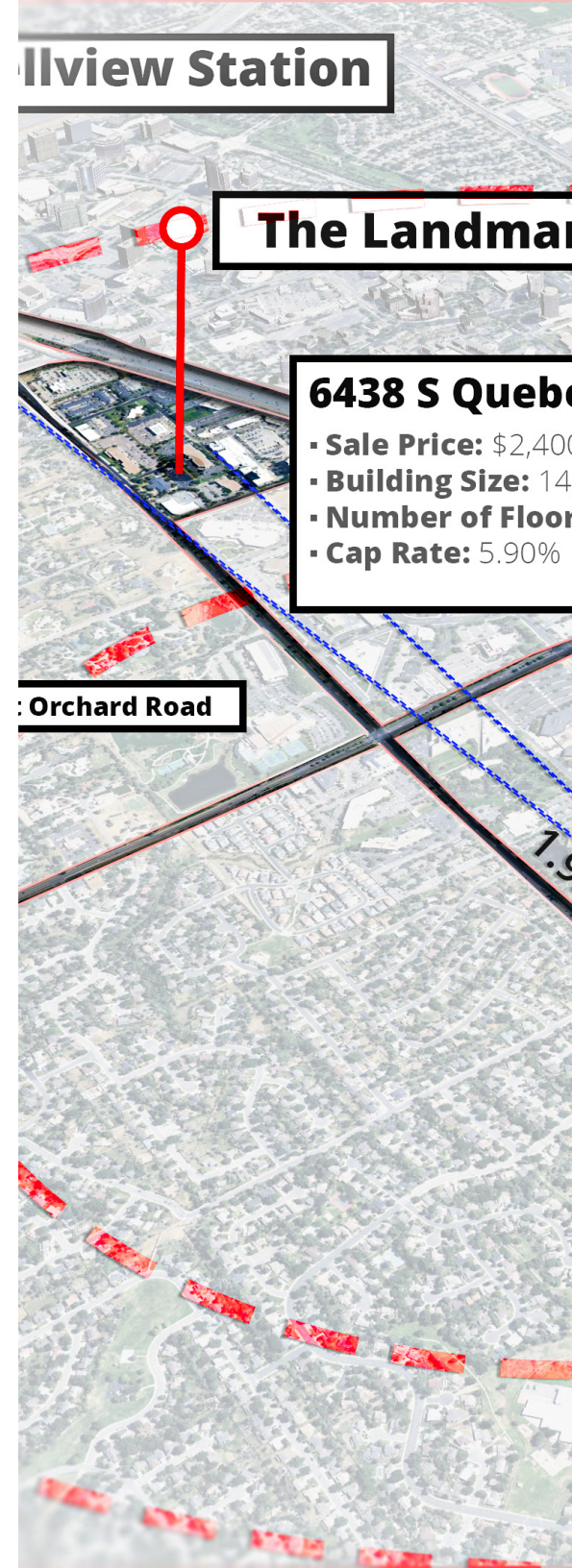
O: 720.572.5187
C: 970.903.4198
LisaL@HoffLeigh.com

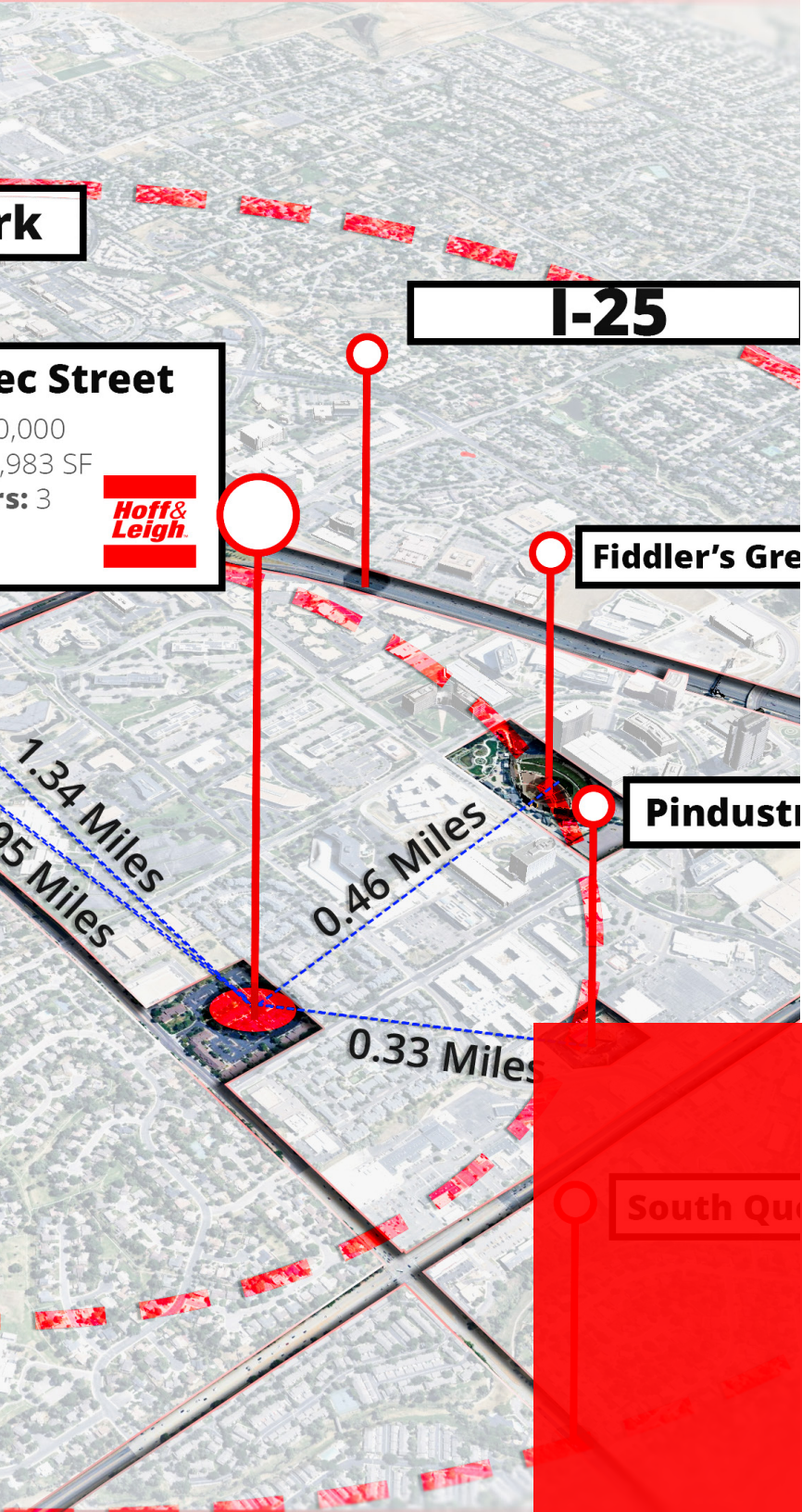
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CENTENNIAL, CO 80111



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CENTENNIAL , CO 80111

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A red-tinted photograph of a modern office interior. In the foreground, there is a long wooden desk. To the right, a dark-colored sectional sofa is positioned. In the background, several computer workstations with monitors are visible, along with a whiteboard on the left wall and a large window with blinds in the center. The overall atmosphere is professional and contemporary.

EXECUTIVE SUMMARY

6438-6444 S QUEBEC STREET - BUILDING 7

OFFERING HIGHLIGHTS

6438-6444 S QUEBEC ST - BUILDING 7

CENTENNIAL, CO 80111

OFFERING PRICE

\$2,400,000

PRO FORMA CAP RATE

7.00%

VITAL DATA

Price:	\$2,400,000
Pro Forma Cap Rate:	7.00%
Price / SF:	\$160.18
Net Rentable Area:	±14,983 SF
Occupancy:	91.4%



±14,983 SF

BUILDING SIZE



5.90%

CURRENT CAP RATE



PUD-BP35

ZONING

A red-tinted photograph of a modern building's interior. On the left, a doorway leads to another room with a tiled floor. In the foreground, a large, rolled-up rug lies on the carpeted floor. The ceiling features recessed lighting. The overall image has a strong red color cast.

WHY IT'S A SMART BUY

6438-6444 S QUEBEC STREET - BUILDING 7

■ **Strong Income Performance:**

Operating at a 5.90% cap rate with a path to 7.00% pro forma, offering both stability and growth.

■ **High Occupancy:**

Currently 91.4% leased across diversified, professional tenants—law, tech, and service firms driving consistent rent flow.

■ **Value-Add Potential:**

Room to enhance NOI through targeted leasing and modest rent growth in a market averaging \$26–\$31/SF FSG.

■ **Prime Location:**

Minutes from I-25, Arapahoe Road, and Bellevue Station, surrounded by top employers, dining, and retail.

■ **Investor-Friendly Management:**

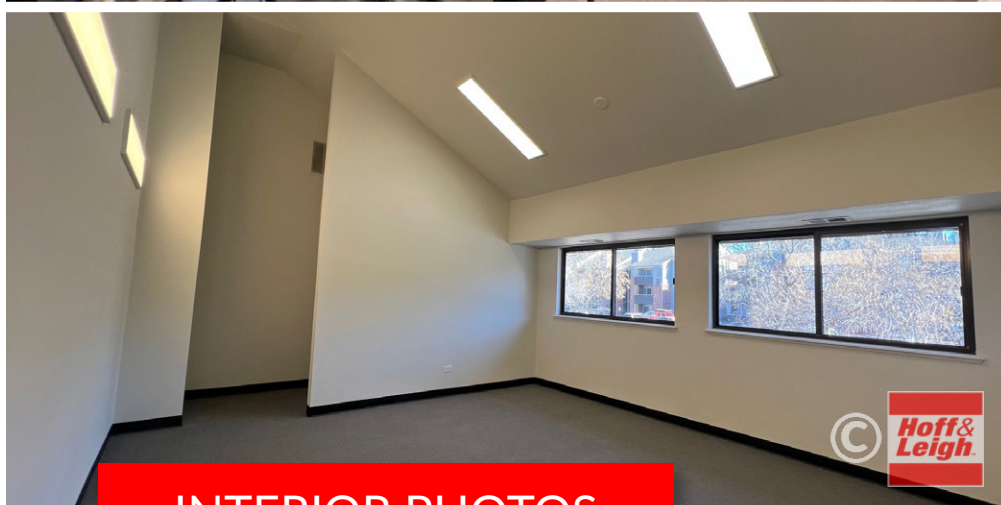
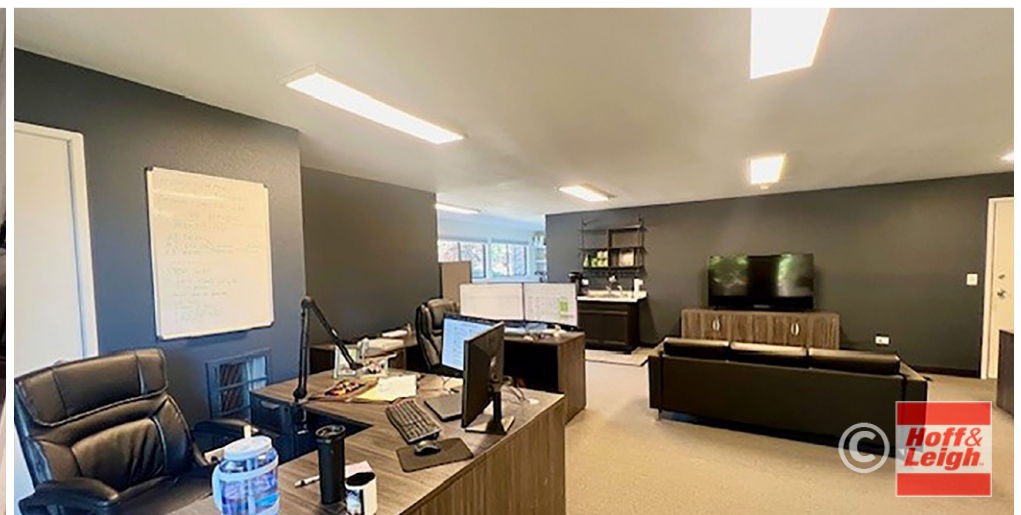
HOA covers exterior maintenance; reducing ownership oversight while preserving building quality.

■ **Attractive Amenities:**

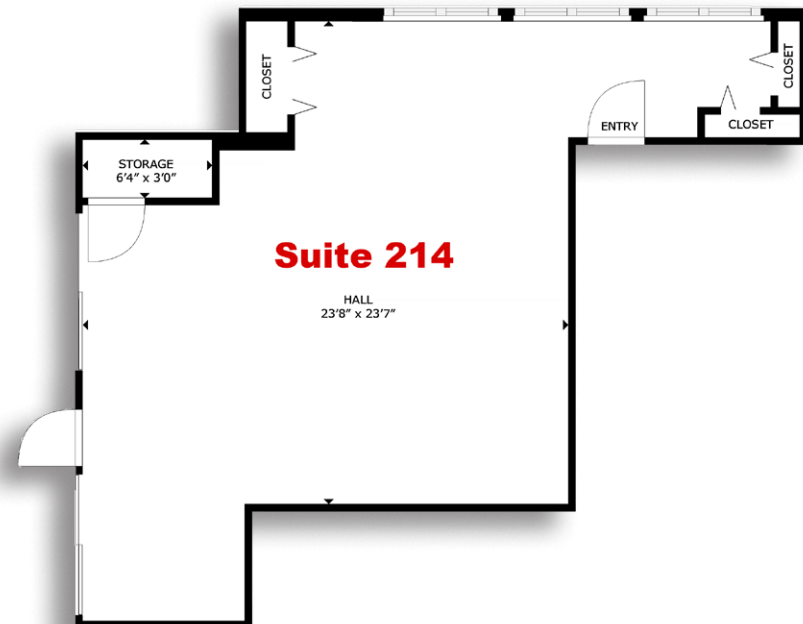
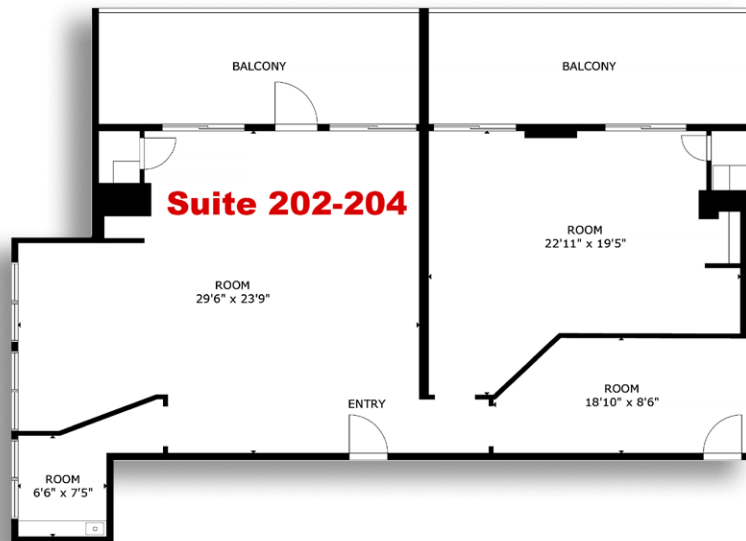
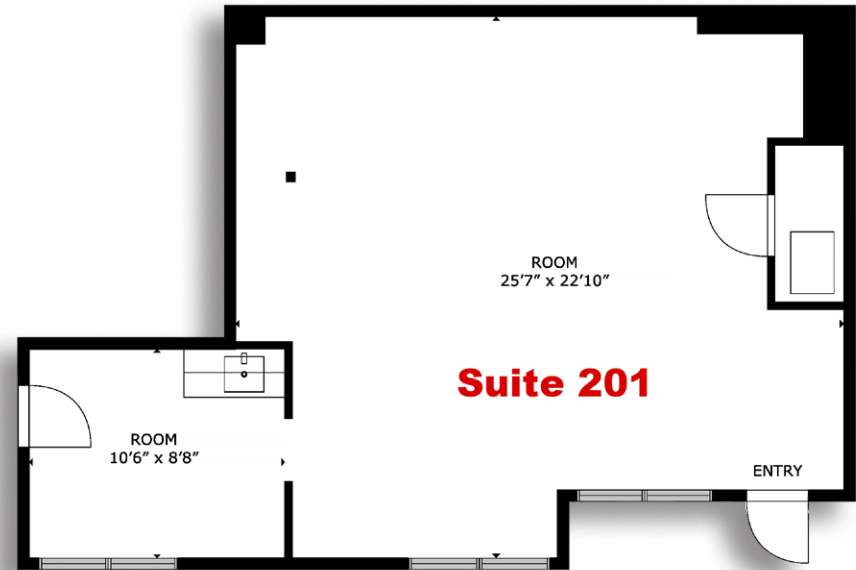
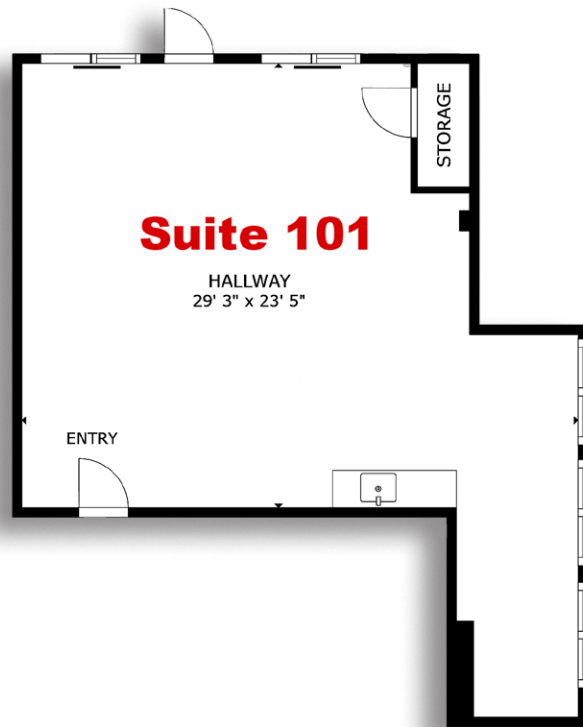
Landscaped courtyard, private patios and decks, and abundant parking enhance tenant retention.

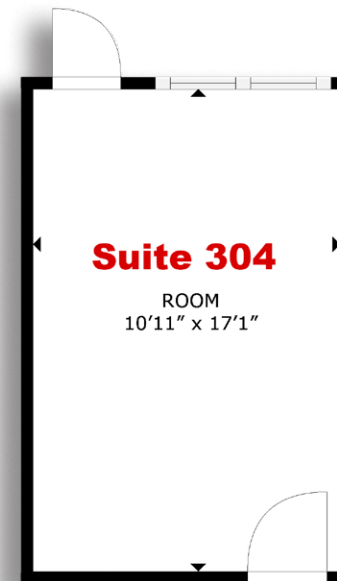
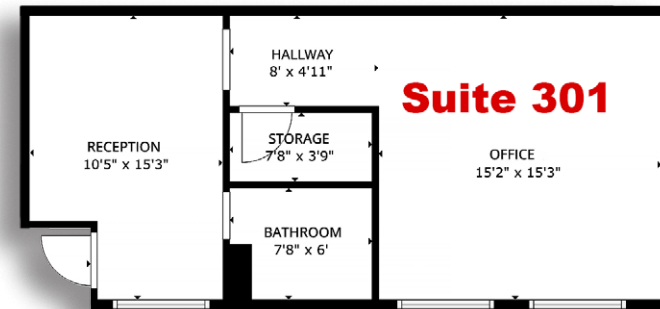
■ **Established Submarket:**

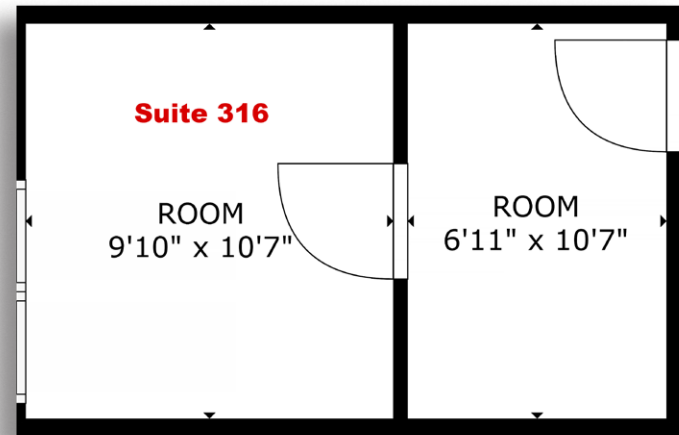
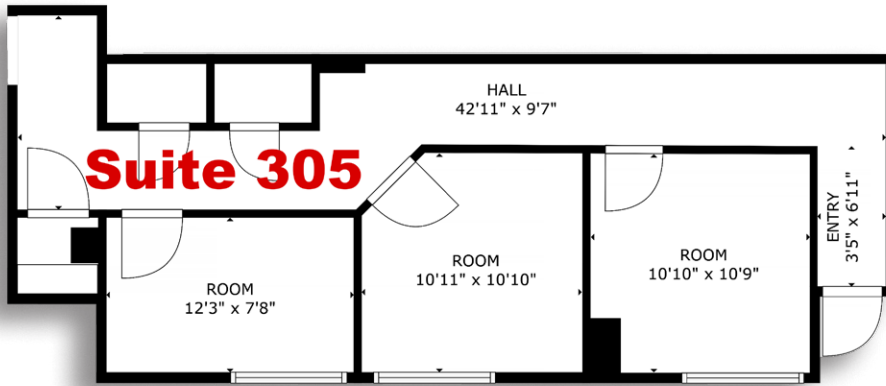
Centennial and Greenwood Village remain among metro Denver's most stable office corridors, backed by steady absorption and low vacancy.



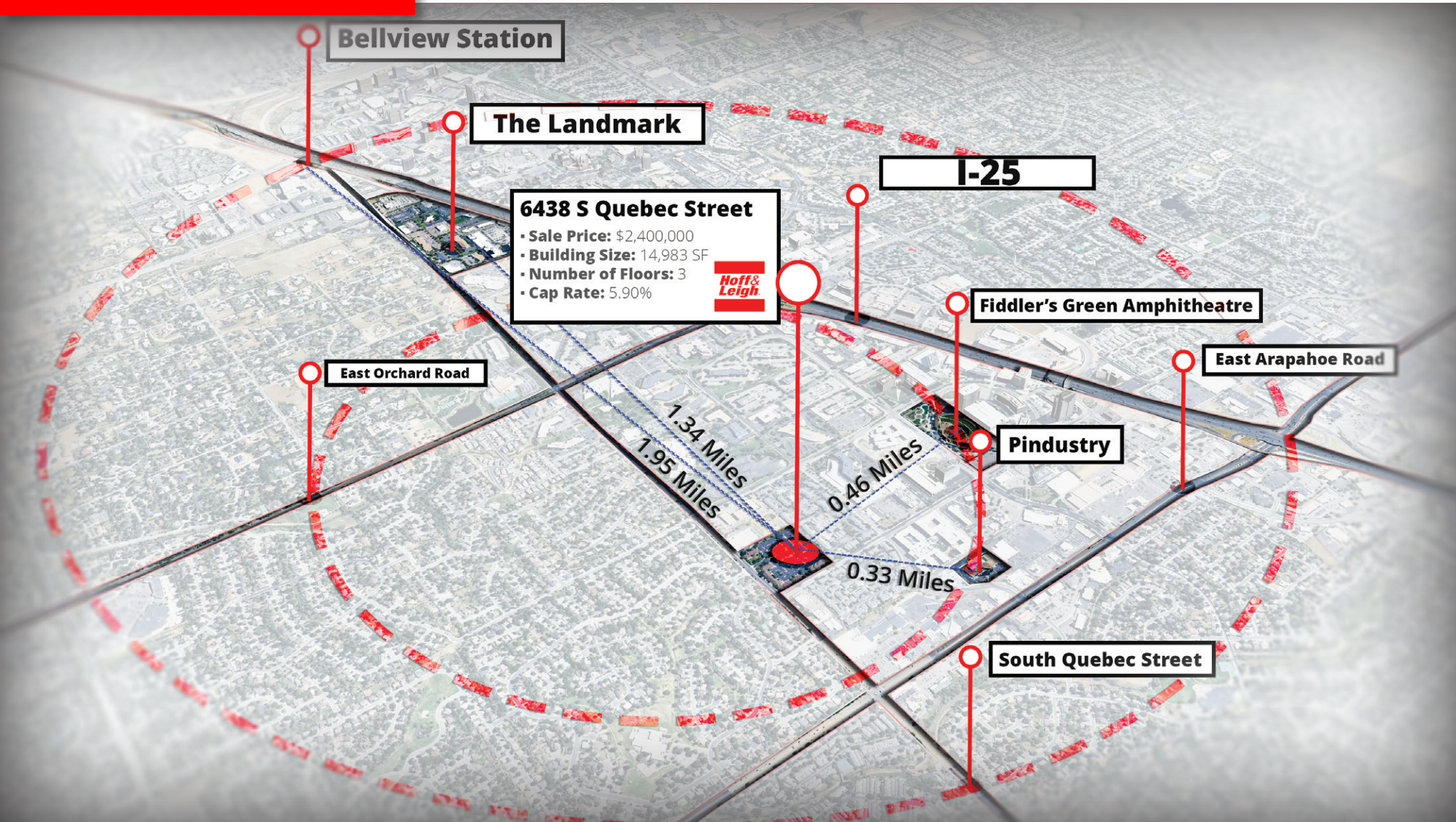
INTERIOR PHOTOS







AERIAL MAP



A red-tinted photograph of an empty office interior. The room features a carpeted floor, white walls, and a ceiling with recessed lighting. Large windows on the right side offer a view of the outdoors. The text 'FINANCIAL ANALYSIS' is overlaid in white, bold, sans-serif font.

FINANCIAL ANALYSIS

6438-6444 S QUEBEC STREET - BUILDING 7

FINANCIAL SUMMARY

2025 6438-6444 S Quebec

Suite	Tenant Business Name	Notes	Appx. SQ FT	Current Monthly Rent (Gross)	Proforma Monthly Rent (Gross)	Proforma Rate Per Square Foot	Lease Start Date	Lease Expiration Date	Security Deposit	
101	Vacant		677	\$ -	\$ 1,600.00	\$ 28.36			\$ -	
102	Tenant		720	\$ 1,795.00	\$ 1,795.00	\$ 29.92		12/31/26	\$ 1,600.00	
104	Tenant		1,495	\$ 3,500.00	\$ 3,650.00	\$ 29.30				
B.S. A	Vacant		52	\$ -	\$ 80.00	\$ 18.46				
B.S. B	Vacant		34	\$ -	\$ 55.00	\$ 19.41				
B.S. C	Vacant		30	\$ -	\$ 45.00	\$ 18.00				
B.S. D	Tenant		204	\$ 135.00	\$ 135.00	\$ 7.94		07/31/27	\$ 135.00	
B.S. E	Tenant		85	\$ 85.00	\$ 85.00	\$ 12.07		12/31/26	\$ 85.00	
B.S. F	Tenant		207	\$ 127.50	\$ 135.00	\$ 7.83		02/14/26	\$ 125.00	
B.S. G	Vacant		73	\$ -	\$ 80.00	\$ 13.24				
201	Tenant		610	\$ 1,600.00	\$ 1,600.00	\$ 31.48		11/30/27	\$ 1,600.00	
202/204	Tenant		1,254	\$ 3,090.00	\$ 3,100.00	\$ 29.67		07/31/27	\$ 3,000.00	
207	Tenant		592	\$ 1,655.00	\$ 1,615.00	\$ 32.74		09/20/26	\$ 1,500.00	
212	Tenant		654	\$ 1,542.00	\$ 1,500.00	\$ 27.52		05/31/26	\$ 1,500.00	
214	Tenant		720	\$ 1,600.00	\$ 1,600.00	\$ 26.67		10/31/29	\$ 1,900.00	
301	Tenant		565	\$ 1,550.00	\$ 1,600.00	\$ 33.98		10/31/27	\$ 1,550.00	
302	Tenant		222	\$ 550.00	\$ 550.00	\$ 29.73		01/31/27	\$ 550.00	
304	Tenant		199	\$ 550.00	\$ 550.00	\$ 33.17		02/28/27	\$ 550.00	
305 A/B	Tenant		237	\$ 900.00	\$ 900.00	\$ 45.57		05/31/26	\$ 900.00	
305 C	Tenant		94	\$ 375.00	\$ 375.00	\$ 47.87		05/31/27	\$ 375.00	
306/308	Tenant	Could be demised	437	\$ 922.50	\$ 950.00	\$ 26.09		09/30/26	\$ 325.00	
312/318	Tenant	Could be demised	420	\$ 950.00	\$ 1,100.00	\$ 31.43		09/30/26	\$ 700.00	
314	Tenant		220	\$ 572.50	\$ 575.00	\$ 31.36		08/31/26	\$ 550.00	
316	Tenant		220	\$ 572.50	\$ 575.00	\$ 31.36		08/31/26	\$ 595.00	
			10,020	\$ 22,072.00	\$ 24,250.00	\$ 26.80				\$ 17,540.00

Actual Gross Income	\$	264,864.00
Actual Annual Expenses	\$	123,144.30
Annual Net Income (Current)	\$	141,719.70

Annual Expenses

Real Property Taxes	\$	34,773.75	\$2.84
Property Insurance	\$	5,575.00	\$0.46
OA Dues	\$	36,186.24	\$2.96
Utilities	\$	16,670.85	\$1.36
Property Management	\$	3,300.00	\$0.27
Common Area Janitorial (estimated)	\$	12,000.00	\$0.98
Internet	\$	2,364.37	\$0.19
Fire Alarm Maint.	\$	274.09	\$0.02
Maintenance/Repairs (estimated)	\$	12,000.00	\$0.98
Annual Gross Expenses	\$	123,144.30	\$10.06

Annual Gross Income (Proforma)	\$	291,000.00
Annual Net Income (Proforma)	\$	167,855.70
Price at 7% cap rate (Proforma)	\$	2,397,938.57

Cap Rate at \$2,400,000	5.90%
Proforma Cap Rate at \$2,400,000	6.99%
Price at a 7% cap rate	\$ 2,024,567.14

Building Notes

Lot Size SF	N/A
Building Size SF	12,240
Zoning	Office
Year of Construction	1981
Roof construction	OA Responsibility



DEMOGRAPHIC OVERVIEW

6438-6444 S QUEBEC STREET - BUILDING 7

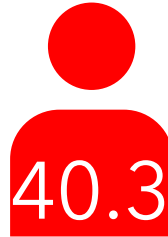
DEMOGRAPHIC HIGHLIGHTS

6438 S Quebec St, Centennial, Colorado, 80111

DEMOGRAPHICS



96,430
Population



40.3
Median Age



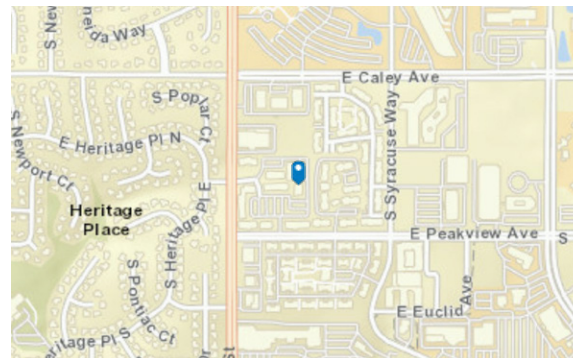
2.3
Average
Household Size



\$128,005
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
S Quebec St	5,956	0.2
S Quebec St	5,925	0.2
E Euclid Ave	21,990	0.2
E Caley Ave	17,804	0.3
E Euclid Ave	23,467	0.3





Our Network is Your Edge.



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