



*5350 South Roslyn* is located immediately adjacent to The Village Shops at Landmark which includes over ten (10) restaurants, Comedy Works South and The Landmark Theatre.

The building is in prestigious Greenwood Village, an established master planned community, and offers convenient access to Interstate 25 via Bellevue Avenue or Orchard Road.

**RBA**

63,828 SF

**Year Built**

Built in 1982; Renovated in 2016

**Rate**

\$25.50–\$27.00/SF/Year, Full Service

**Operating Expenses**

2018 Base Year Est. Expenses: \$11.10/SF

**Parking Ratio**

5.0:1,000 SF, Surface free



5350 SOUTH ROSLYN STREET • GREENWOOD VILLAGE, CO 80111



COLLIERS INTERNATIONAL | Denver, CO  
303 745 5800 | [www.5350southroslyn.com](http://www.5350southroslyn.com)

ROBERT WHITTELSEY  
303 283 4581

KATY SHEEHY  
303 283 4563

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.



## BUILDING AMENITIES



Adjacent to The Village Shops at Landmark



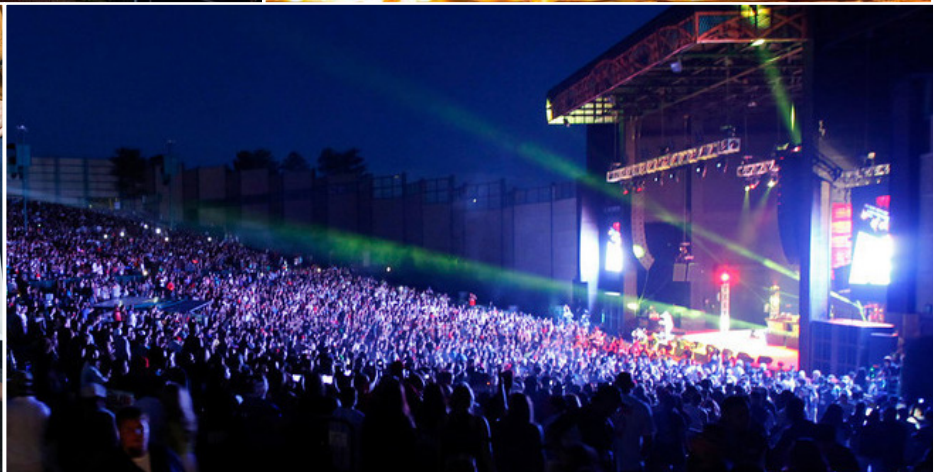
Views of the Rocky Mountain Front Range



Energy Star awarded



Owned and managed by SteelWave, LLC



Less than  
a minute  
walk to The  
Landmark!



## RESTAURANTS

1. Pappadeaux Seafood Kitchen
2. Lucy
3. Slattery's Irish Pub
4. Jing
5. Ted's Montana Grill
6. Hapa SushiGrill and Sake Bar
7. The Palate Food + Wine
8. Yanni's Greek Restaurant
9. Early Bird
10. Starbucks
11. Maria Empanada
12. Larkburger
13. Chipotle Mexican Grill
14. Bar Louie

## RETAIL AMENITIES

1. Colorado State Bank and Trust
2. FedEx Office Print & Ship
3. Wells Fargo Bank
4. FirstBank
5. Vectra Bank
6. Comedy Works South
7. A Line Boutique
8. Scissors & Scotch
9. CycleBar DTC
10. Colorado Athletic Club
11. Star Tech Federal Credit Union



## AVAILABILITIES

Suite	RSF	Description/Features
140	4,050	1ST FLOOR LOBBY ENTRANCE AND IDENTITY. More details coming soon.
300	2,953	SPEC SUITE. Three (3) perimeter offices, one (1) executive office, conference room, open area, reception area, small closet and café.
306	1,058	TWO (2) OFFICES ON THE GLASS. Open office area with café.
310	5,278	MULTIPLE OFFICES ON THE GLASS. Conference room and open office area with café.
420	3,245	EIGHT (8) OFFICES ON THE GLASS. Conference room and open area.



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