



INTRODUCING THE NEW

5350
South Roslyn

Professionally Owned By:
MAGOLDINGS

5350 S. ROSLYN ST. | GREENWOOD VILLAGE, CO 80111

ATTRIBUTES



**CLOSE PROXIMITY TO
AMPLE EXECUTIVE &
ADMINISTRATIVE
HOUSING**



**JUST STEPS FROM THE
LANDMARK - THE MOST
AMENITIZED LOCATION IN
GREENWOOD VILLAGE!**



**64,392 RSF BUILDING
WHERE SMALL TENANTS
ARE A *BIG* DEAL!**



**PARKING
5.0:1,000/SF
SURFACE FREE**



**2026 OPERATING
EXPENSES:
\$15.50/SF FSG**

MAJOR BUILDING RENOVATIONS - 5350 South Roslyn has recently undergone a major building renovation, including a fully remodeled lobby, newly designed common corridors, considerable investment into move-in ready spec suites and refinished building exterior.

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.



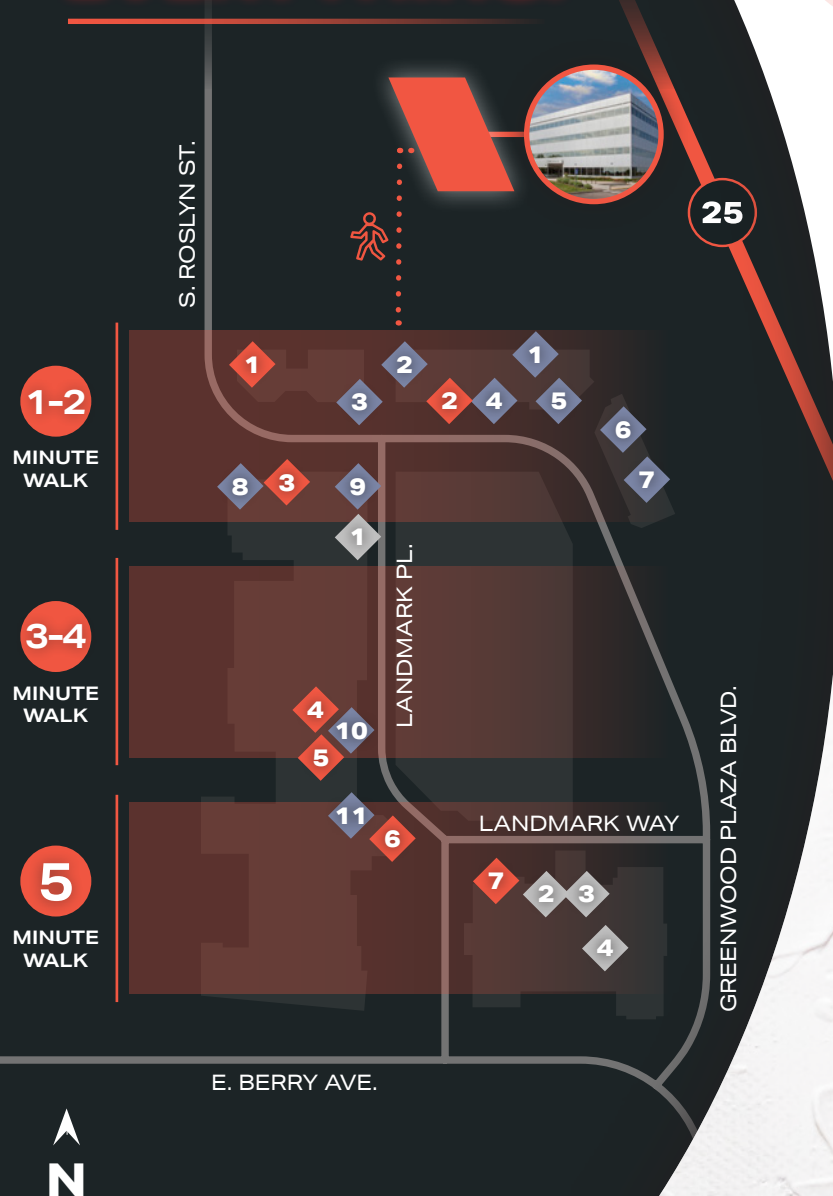
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JUST STEPS AWAY FROM THE
VILLAGE SHOPS AT....

— *L* —
THE LANDMARK



WALK TO EVERYTHING!



RETAIL & ENTERTAINMENT

1. Vectra Bank
2. Laronn Clinique
3. Comedy Works South
4. Landmark Dental Studio
5. Barbizon Academy
6. The Landmark Theatre
7. Scissors & Scotch



RESTAURANTS

1. Monk & Mongoose
2. JING
3. Slattery's Pub & Grill
4. Upstairs Circus DTC
5. Ted's Montana Grill
6. Hapa Sushi Grill
7. Bad Daddy's Burger Bar
8. Lila B. Lounge
9. Pizza Republica
10. Yanni's Greek
11. Early Bird Restaurant



FITNESS CENTERS

1. Pure Barre
2. Row House
3. Club Pilates
4. CycleBar DTC

STEP OUT

5350
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**Broker
Disclosure**

