



**BENCHMARK**  
COMMERCIAL REAL ESTATE



**FOR SALE/  
LEASE**

**\$842,750**

**\$22/FSG**

**3,371 SF**

9085 E. Mineral Circle  
Ste 340  
Centennial, CO 80112



**Welcome to Unit 340 at the Panorama Falls Office Condominiums, situated adjacent to Dry Creek Road and I-25 in close proximity to the Denver Tech Center.**

**This spacious 3,371-square-foot office condo boasts seven private offices with ample natural light (with westerly mountain views!), a well-appointed conference room, a fully equipped kitchen, a dedicated server room with air conditioning, and convenient storage space. This presents a remarkable opportunity to own an office condo in an area with limited availability.**

**Located just a 20-minute drive from downtown, a 20-minute commute to Castle Rock, less than 35 minutes to Denver International Airport (DIA), and a mere 15-minute stroll to the Dry Creek light rail station.**



**PROPERTY USE**

OFFICE

**UNIT SIZE**

3,371

**LOT SIZE**

6.10 AC

**ZONING**

MUPUD B-1

**PARKING**

56 SPACES

**SPRINKLER**

WET

**CONSTRUCTION**

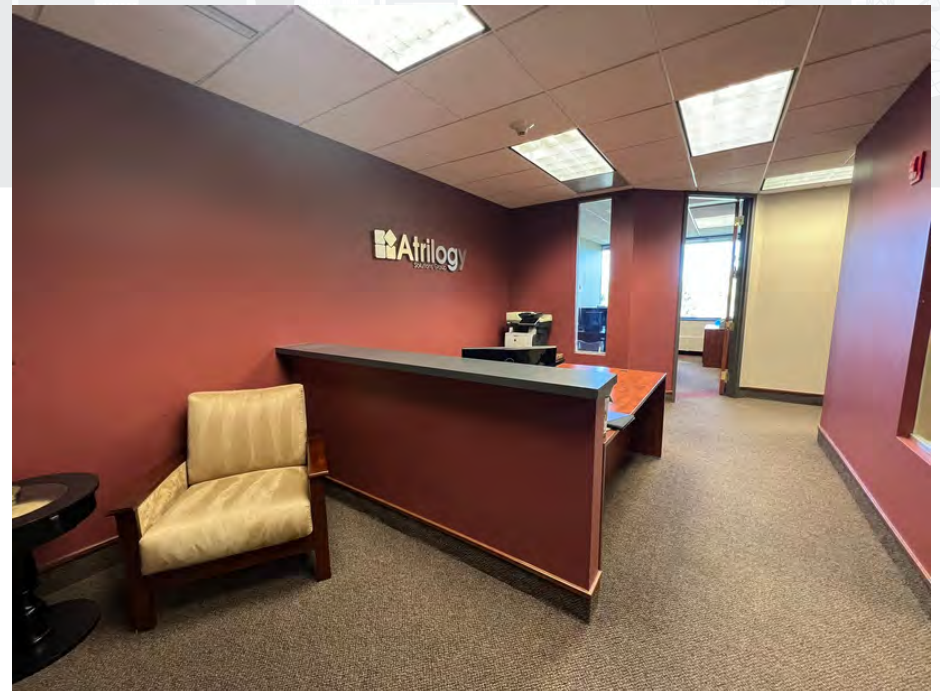
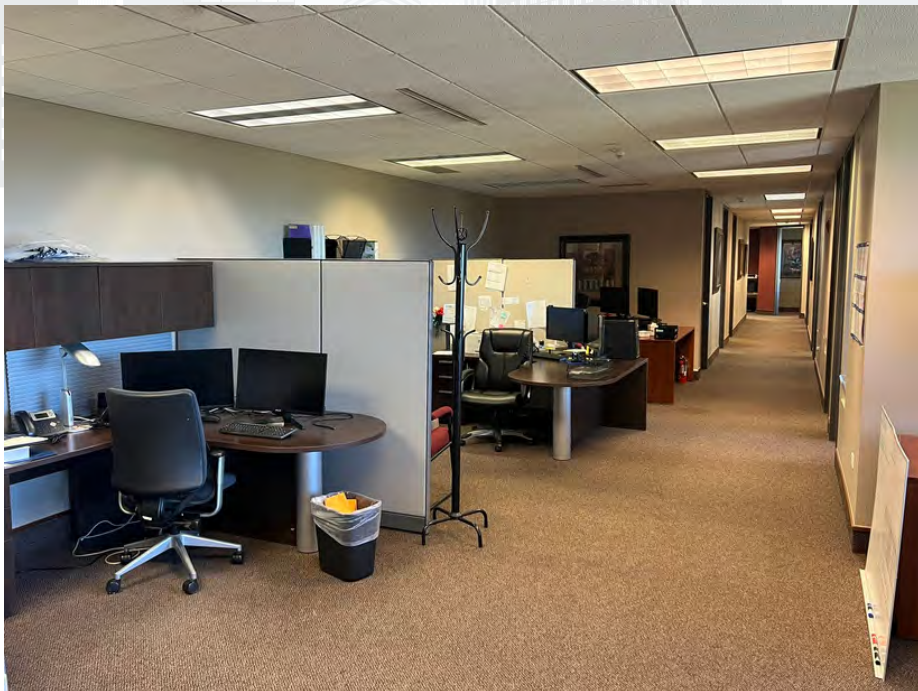
MASONRY

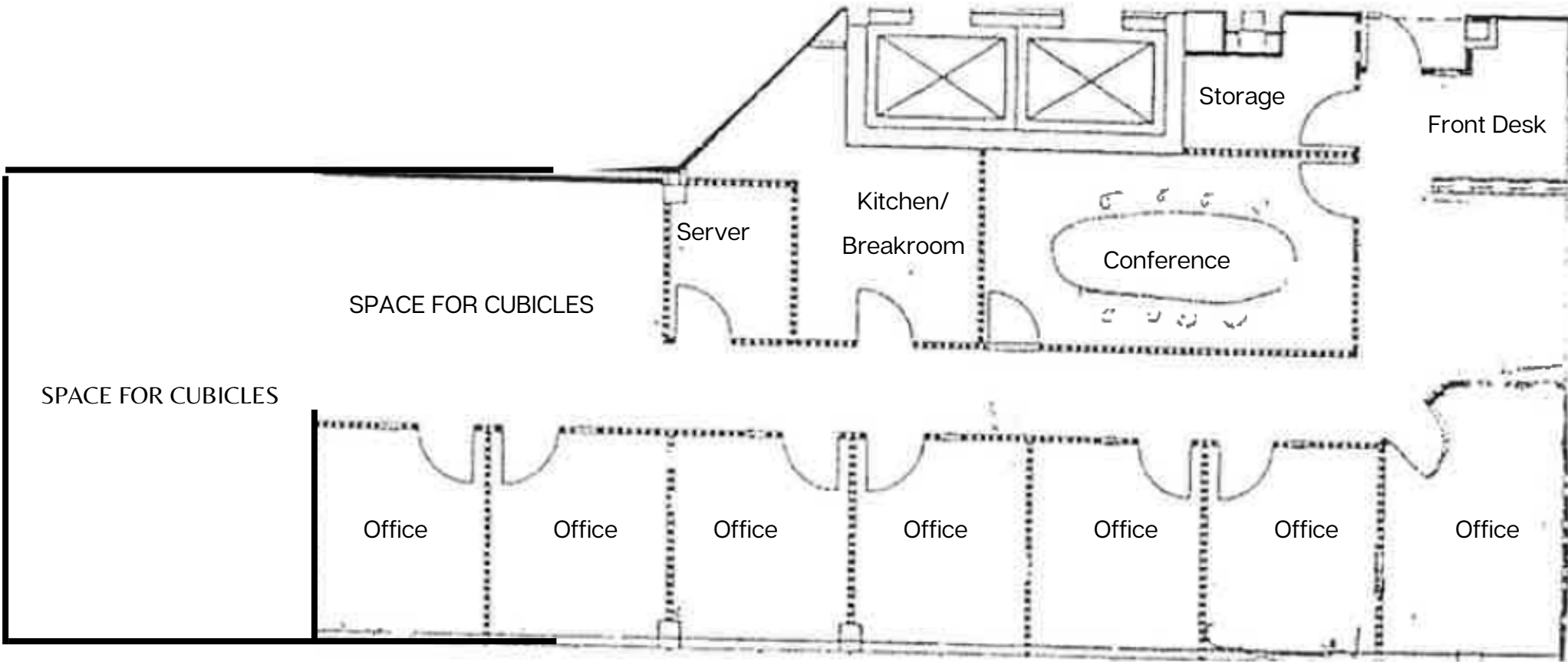
**CONDO DUES**

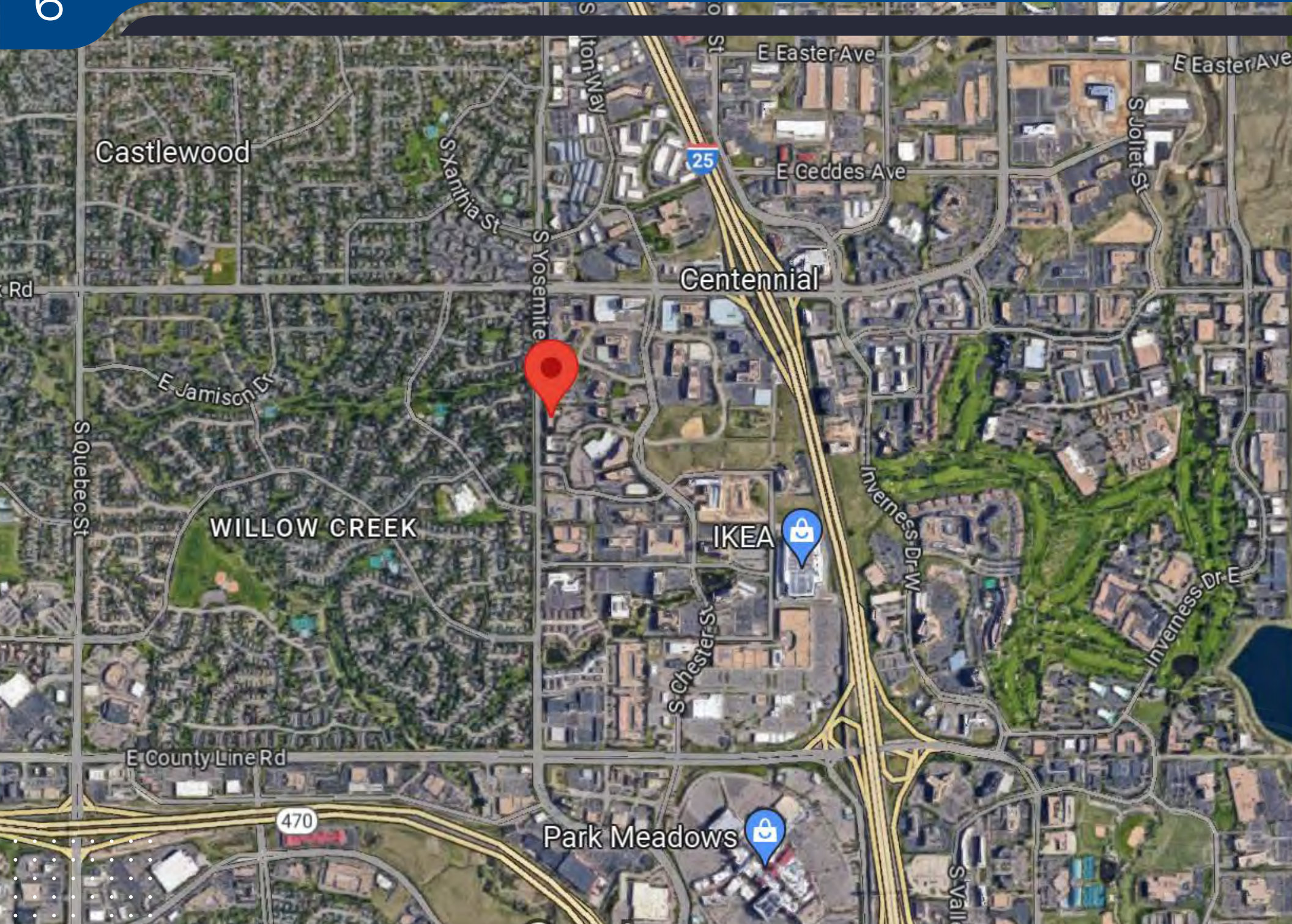
\$2,242.67

**YEAR BUILT**

1982









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