



BENCHMARK
COMMERCIAL REAL ESTATE



**OFFICE CONDO
FOR SALE**

~~\$365,000~~

\$340,000

1,623 SF

9085 E. Mineral Circle
Ste 125
Centennial, CO 80112



Welcome to Unit 125 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 1,623-square-foot office condo boasts two private offices with ample natural light and beautiful views, a well-appointed conference room that could also be used as a third private office, separate break room and copy/work room, and reception area. 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 10-minute stroll to the Dry Creek light rail station.



**PROPERTY USE**

OFFICE

**UNIT SIZE**

1,623

**FURNITURE**

NEGOTIABLE

**PROPERTY TAXES**

\$10,298.93 (2024)

**PARKING**

AMPLE PARKING

**SPRINKLER**

WET

**CONSTRUCTION**

MASONRY

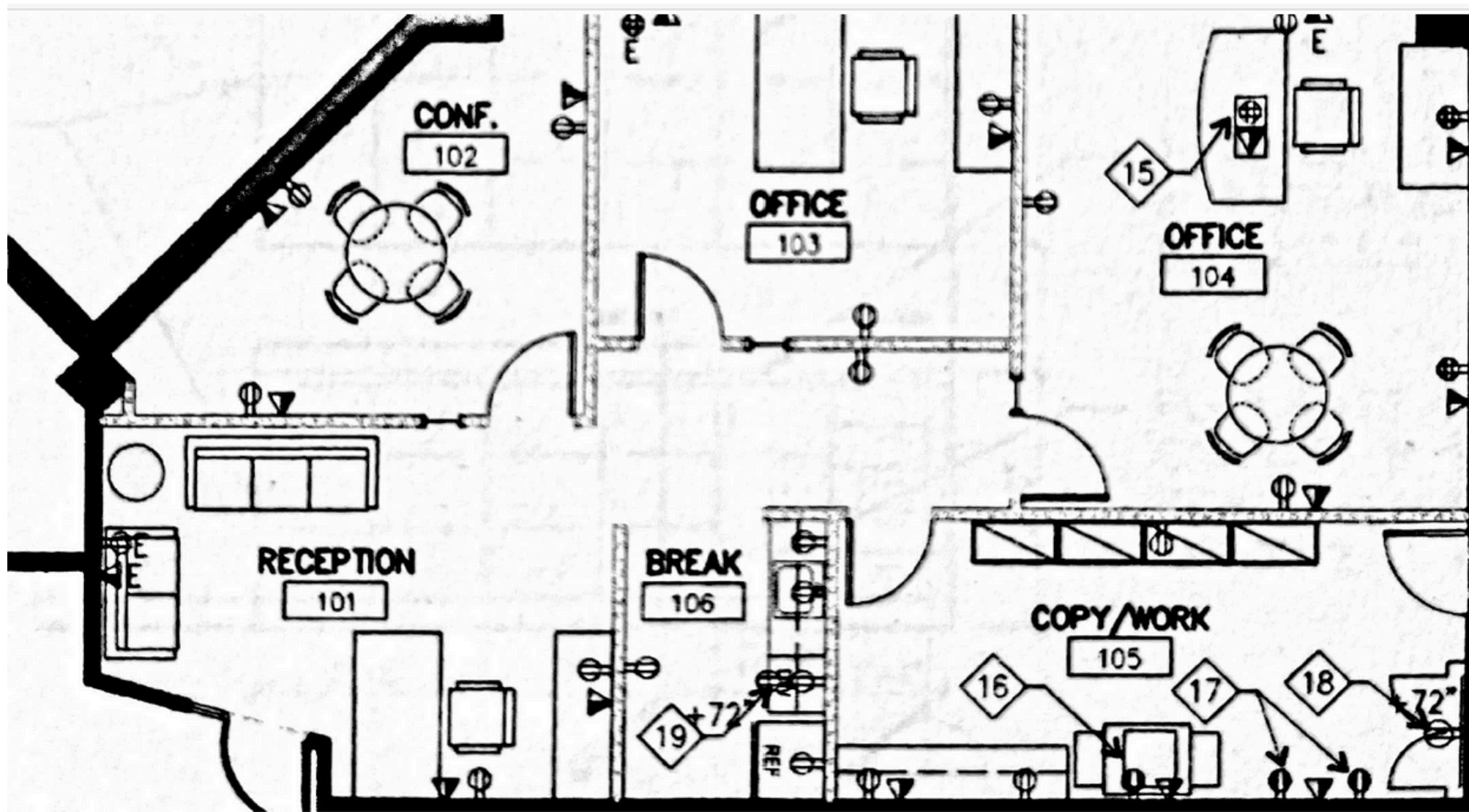
**CONDO DUES**

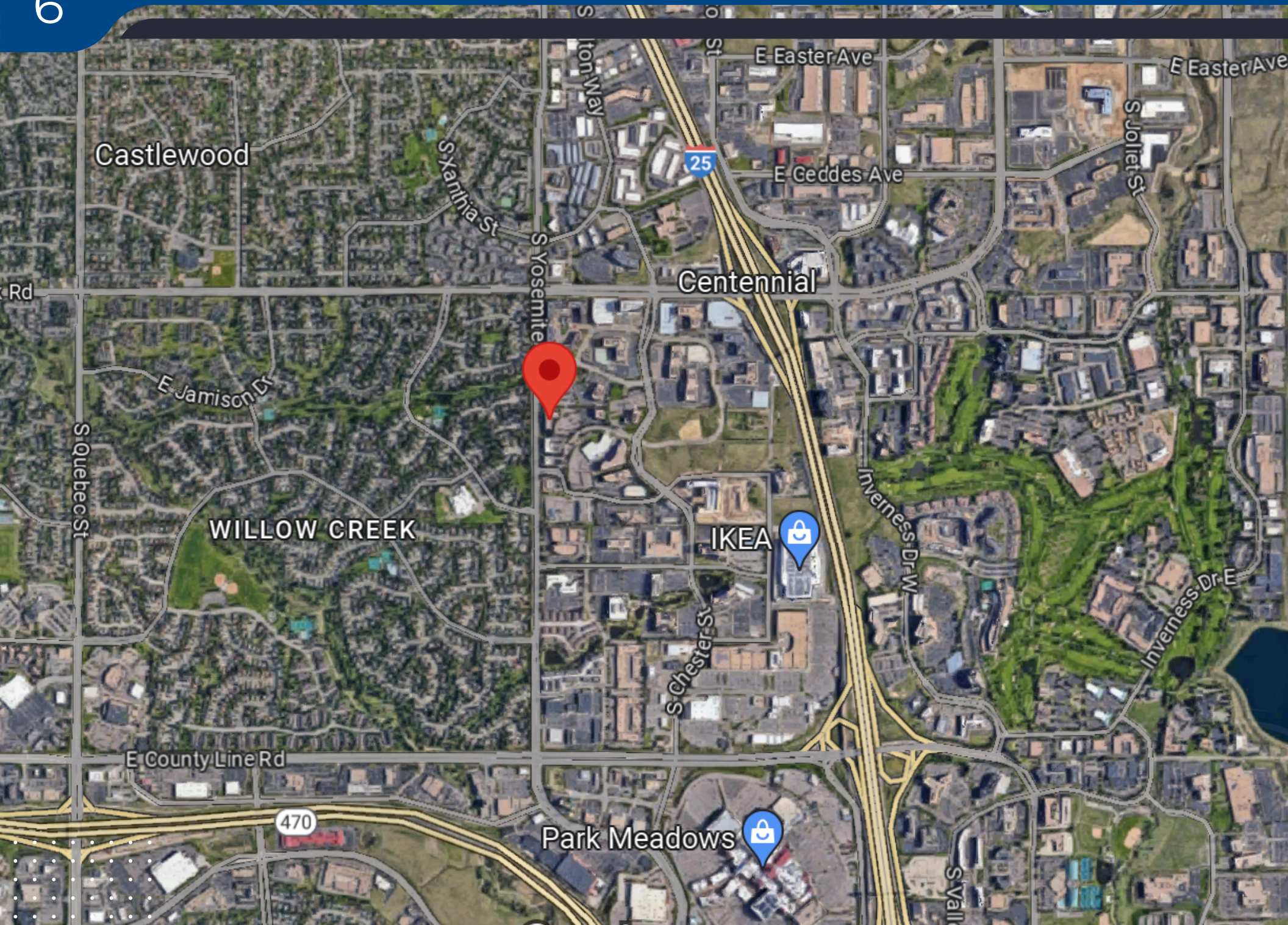
\$1,111.74

**YEAR BUILT**

1982









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