



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

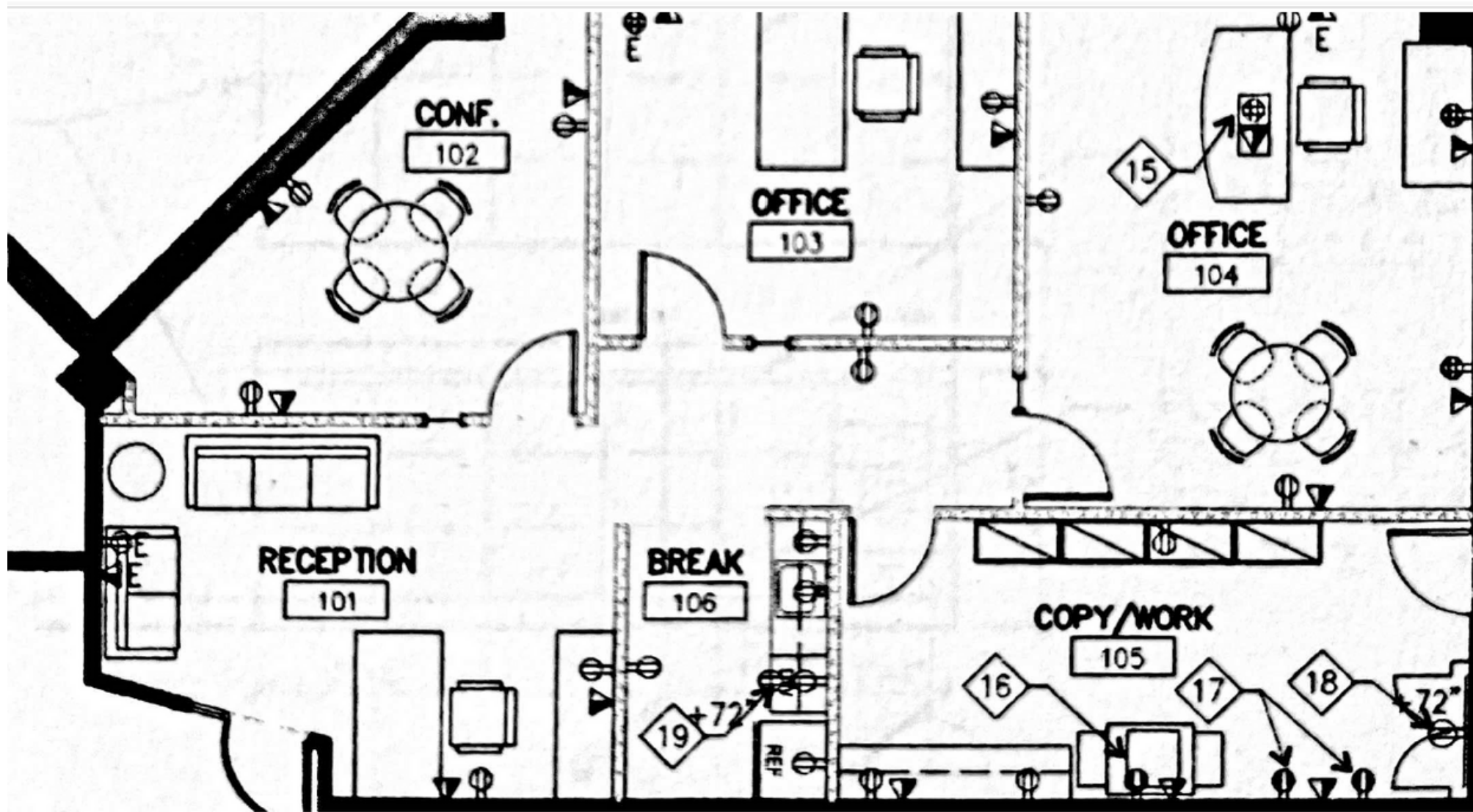
**CONDO DUES**

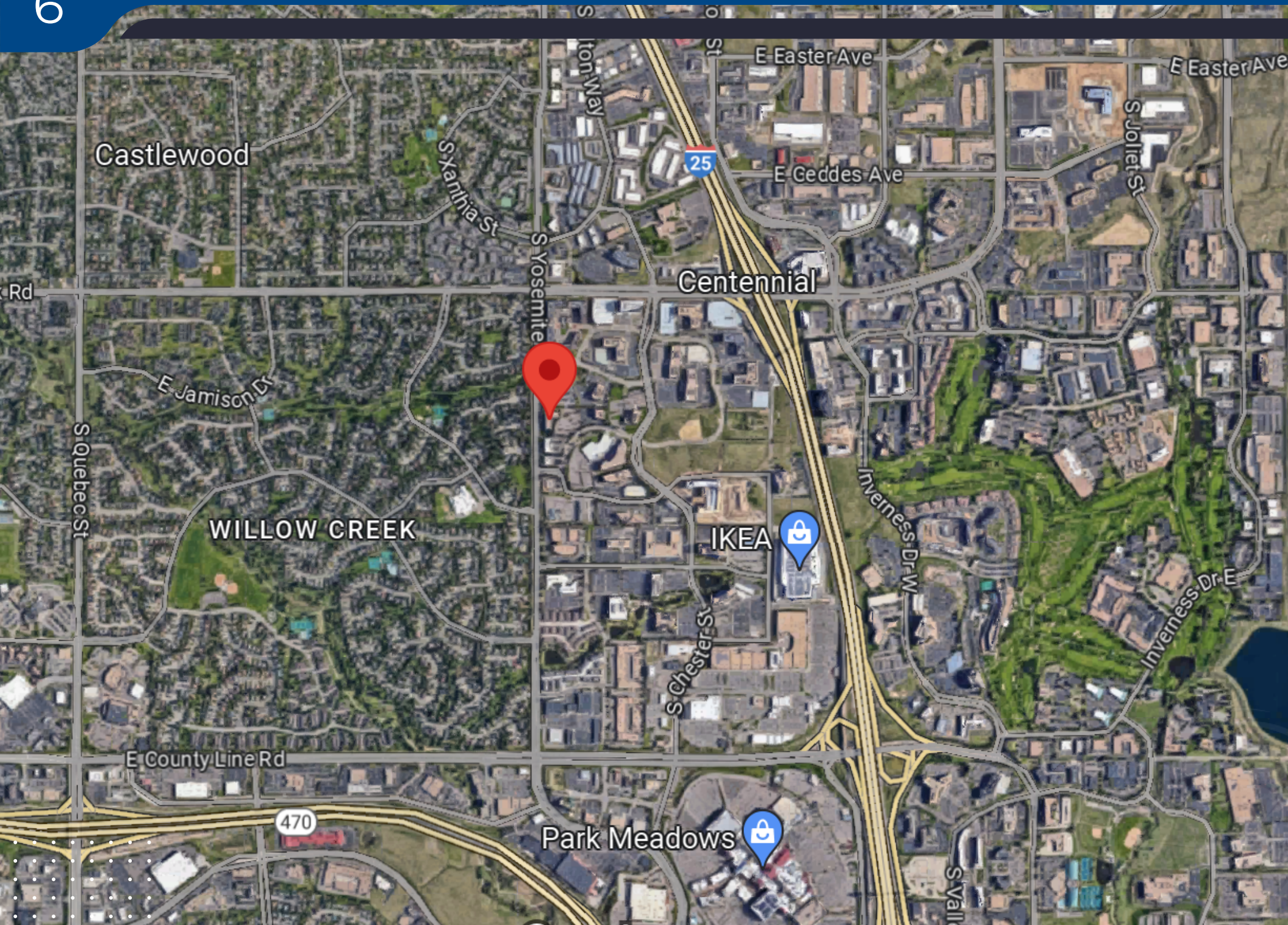
\$1,111.74

**YEAR BUILT**

1982







\$340,000.00 Purchase	SBA option 1	SBA option 2	Conventional
Loan-to-Value	100% financing	85% financing	80% financing
Loan amount	\$340,000.00	\$289,000.00	\$272,000.00
Rate %	6.99%	6.99%	5.95%
Term	5 years fixed	5 years fixed	5 years fixed
Amortization	25 years	25 years	15 years
Down payment	\$0.00	\$51,000.00	\$68,000.00
Monthly payment	\$2,400.88	\$2,040.75	\$2,444.81
Annual debt service	\$28,810.56	\$24,489.00	\$29,337.72
Loan fee estimate	3% = \$8,670.00	3% = \$7369.50	0.5% = \$1,360.00
*All applications subject to review and approval. Rates are subject to change without notice based on market conditions			



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