



BENCHMARK
COMMERCIAL REAL ESTATE



**OFFICE CONDO
FOR SALE**

~~\$340,000~~

\$322,000

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**

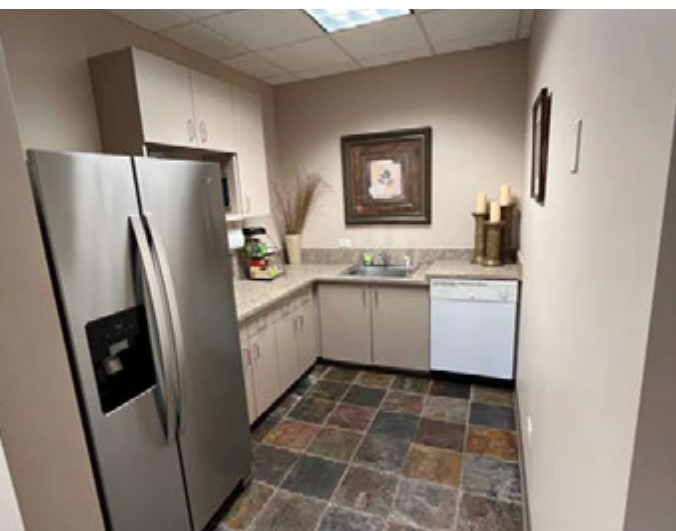
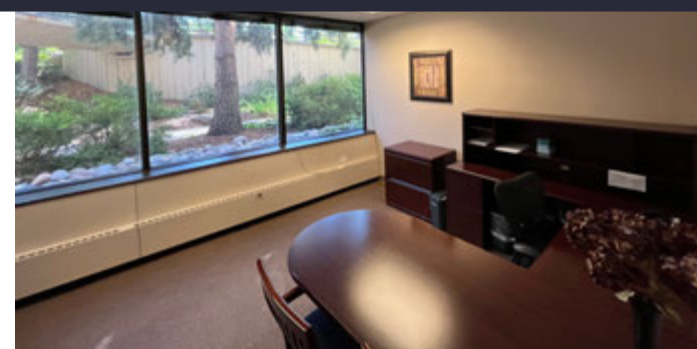
MASONRY

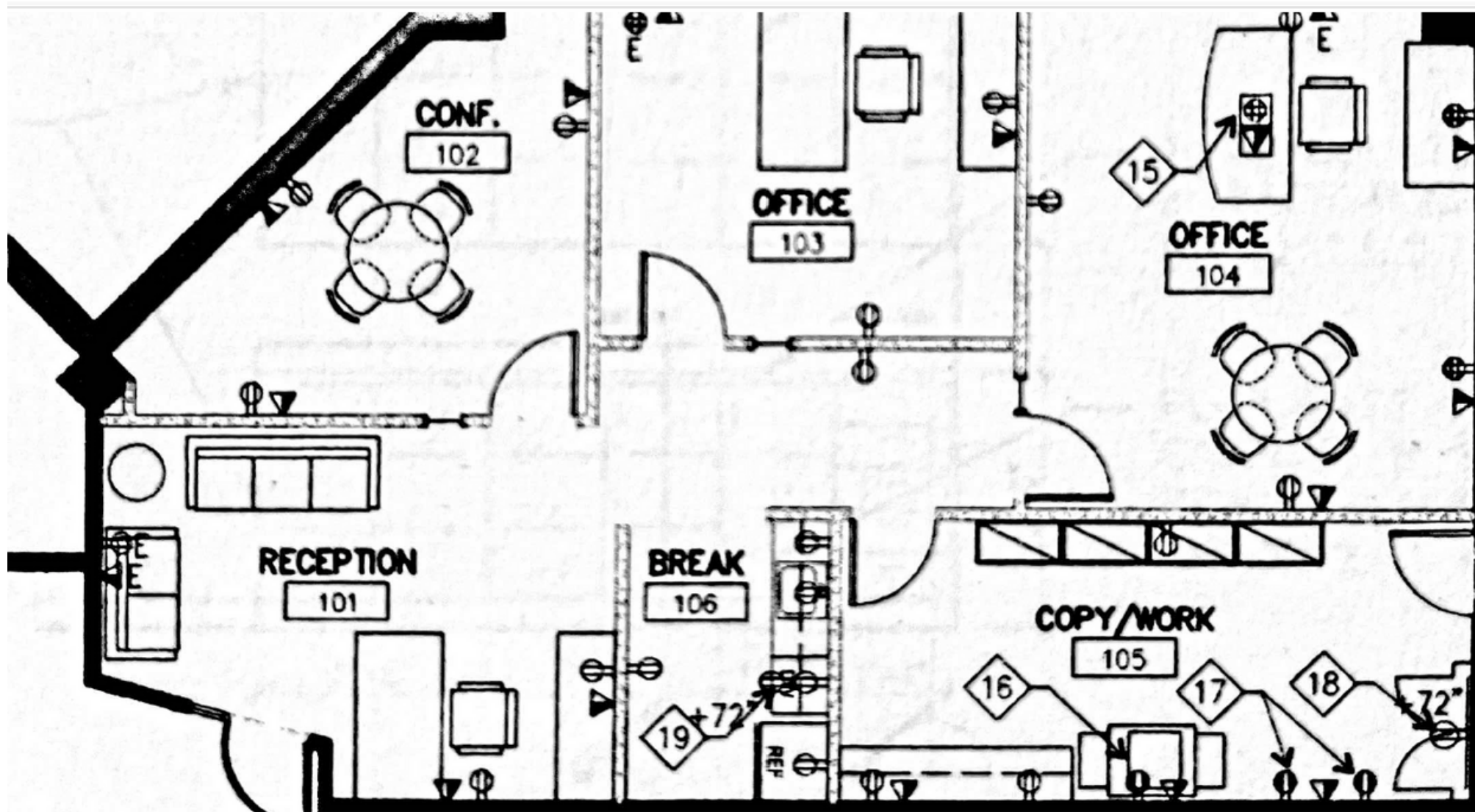
**CONDO DUES**

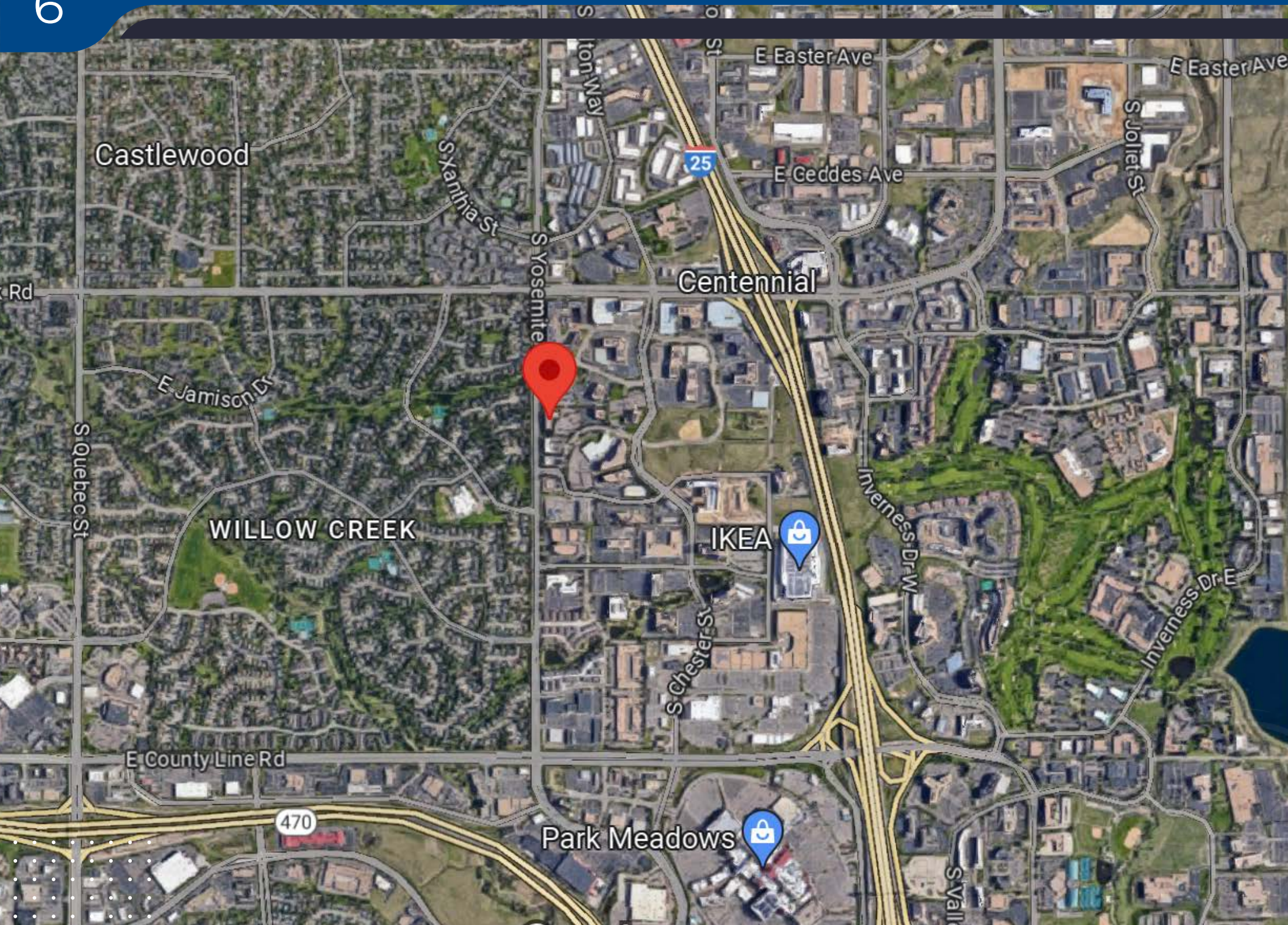
\$1,111.74

**YEAR BUILT**

1982







\$322,000.00 Purchase	SBA option 1	SBA option 2	Conventional
Loan-to-Value	100% financing	85% financing	80% financing
Loan Amount	\$322,000	\$273,700.00	\$257,600.00
Rate %	WSJ Prime + 2.25 = 9.75%	WSJ Prime + 2.25 = 9.75%	6.85% fixed
Term	25	25	5
Amortization	25	25	20
Down payment	\$0.00	\$48,300.00	\$64,400.00
Monthly payment	\$2,869.46	\$2,439.04	\$1,974.04
Annual debt service	\$34,433.52	\$29,268.48	\$23,688.48
Loan fee estimate	3% = \$9,660.00	3% = \$8,211.00	\$1,500.00

*All applications subject to review and approval. Rates subject to change without notice based on market conditions.



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