



**BENCHMARK**  
COMMERCIAL REAL ESTATE



**OFFICE CONDO  
FOR SALE**

~~\$322,000~~

**\$299,000**

**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**

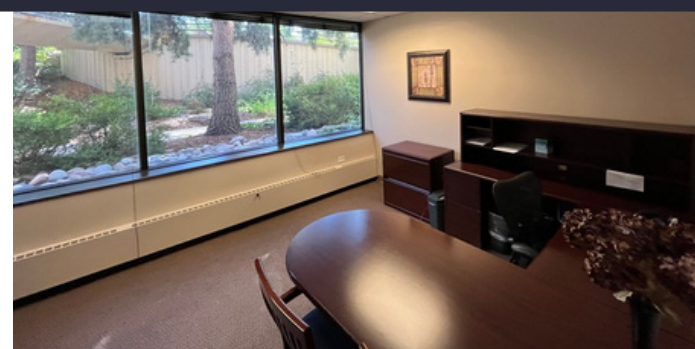
MASONRY

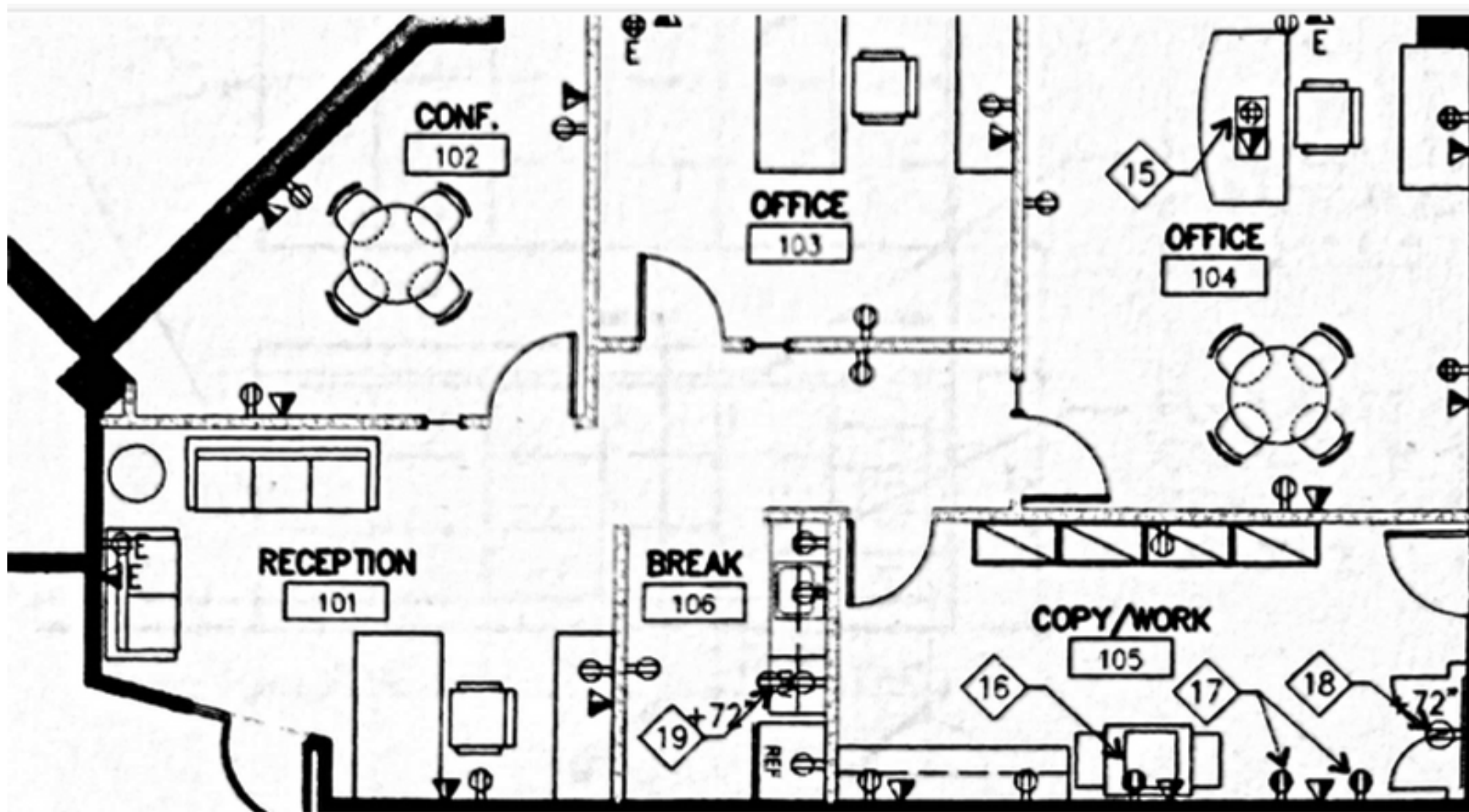
**CONDO DUES**

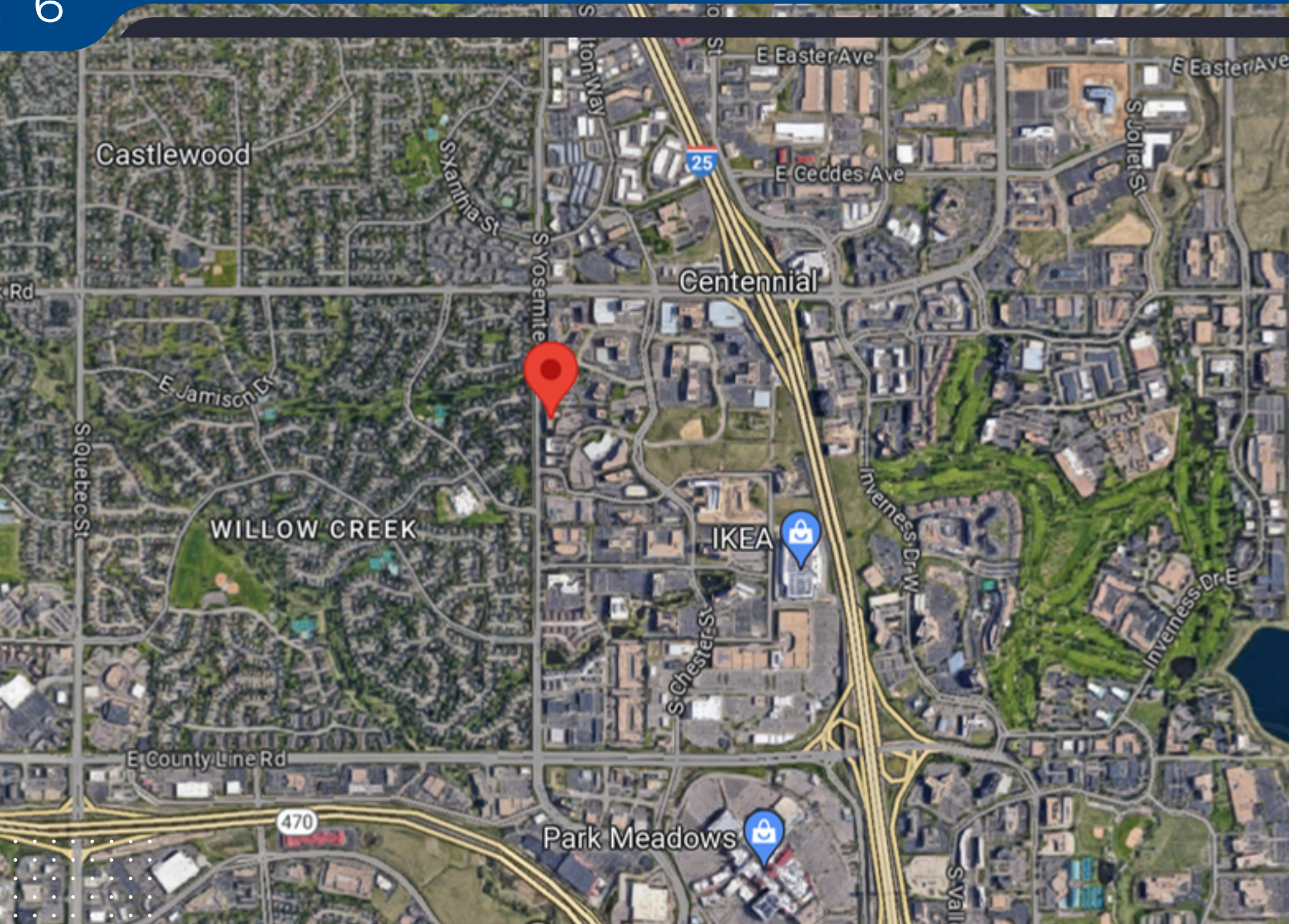
\$1,111.74

**YEAR BUILT**

1982







| <b>\$299,000.00 purchase</b> | <b>SBA loan option 1</b>         | <b>SBA loan option 2</b>         | <b>Conventional loan</b> |
|------------------------------|----------------------------------|----------------------------------|--------------------------|
| <b>Loan-to-value</b>         | 100% financing                   | 85% financing                    | 80% financing            |
| <b>Loan amount</b>           | \$299,000.00                     | \$254,150.00                     | \$239,200.00             |
| <b>Rate %</b>                | WSJ Prime + 2.25% = <b>9.25%</b> | WSJ Prime + 2.25% = <b>9.25%</b> | <b>6.65%</b> fixed       |
| <b>Term</b>                  | 25 years (300 months)            | 25 years (300 months)            | 15 years (180 months)    |
| <b>Amortization</b>          | 25 years (300 months)            | 25 years (300 months)            | 15 years (180 months)    |
| <b>Down payment</b>          | <b>\$0.00</b>                    | <b>\$44,850.00</b>               | <b>\$59,800.00</b>       |
| <b>Monthly payment</b>       | <b>\$2,560.58</b>                | <b>\$2,176.49</b>                | <b>\$2,103.46</b>        |
| <b>Annual debt service</b>   | \$30,726.96                      | \$26,117.88                      | \$25,241.52              |
| <b>Loan fee estimate</b>     | 3% = \$8,970.00                  | 3% = \$7624.5                    | \$1,500.00 flat          |

\*All applications subject to review and approval. Rates effective 11/10/2025 and subject to change without notice.\*



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