BENCHMARK
COMMERCIAL REAL ESTATE



OFFICE CONDO FOR SALE

9085 E. Mineral Circle
Ste 370
Centennial, CO 80112

$299,000

1,803 SF



Welcome to Unit 370 at Panorama Falls Office Condominiums, situated adjacent to Dry Creek Road and I-25 in close proximity to the Denver Tech Center.

This spacious 1,803 SF top floor office suite features Class A finishes, two private windowed executive offices, two built-in cubicle workspaces, and an open collaboration area with kitchenette. The property offers abundant natural light, beautifully landscaped grounds, a distinctive waterfall feature, and access to a large shared conference room with audio/visual capabilities. A shared outdoor deck provides attractive western views, including views of the mountains.

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.

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PROPERTY USE	OFFICE
UNIT SIZE	1,803
PROPERTY TAXES	$13,778.96
PARKING	AMPLE PARKING
CONSTRUCTION	MASONRY
CONDO DUES	$1,539/MONTH
YEAR BUILT	1982


AMERICAN FAMILY
INSURANCE
SCION
STAFFING

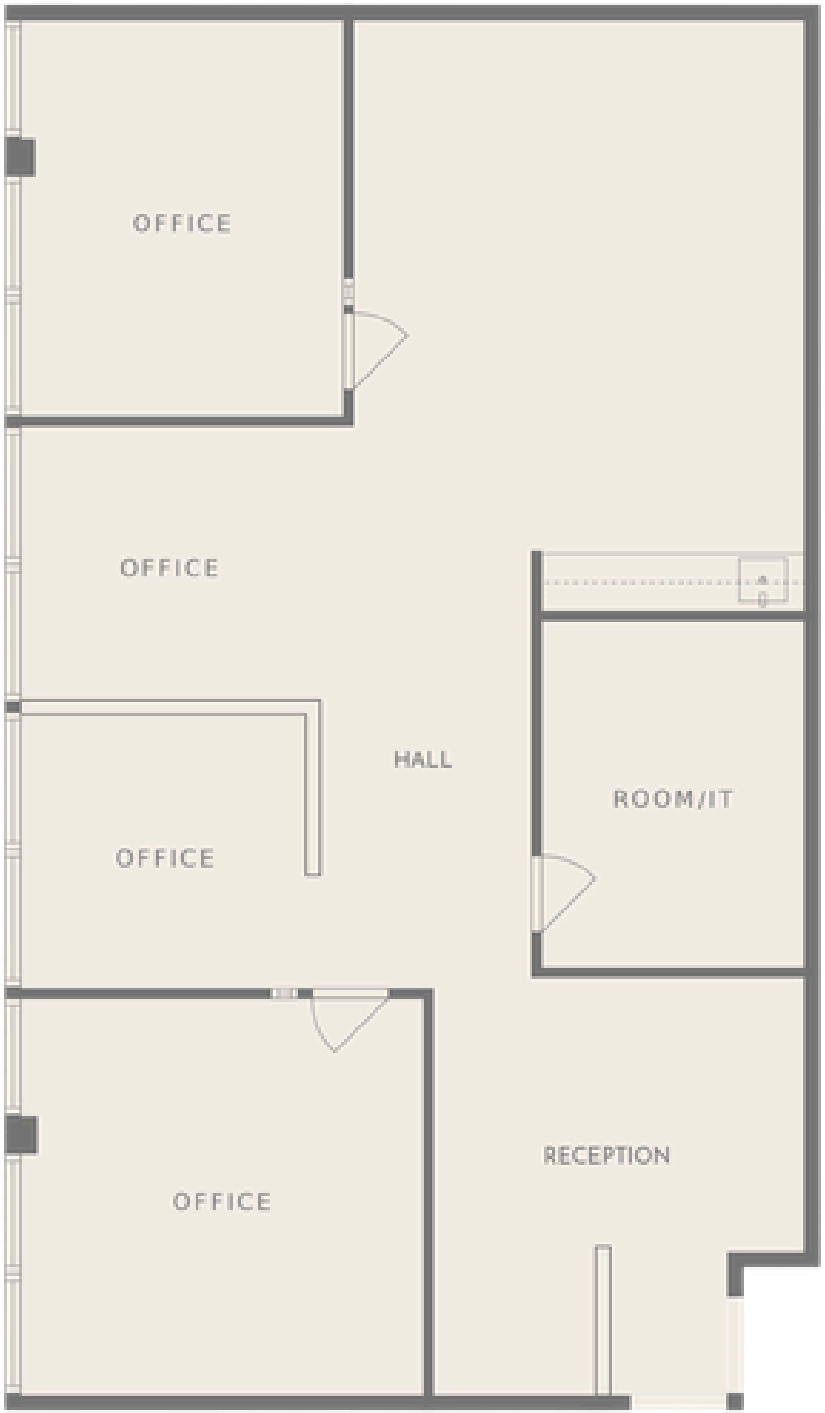


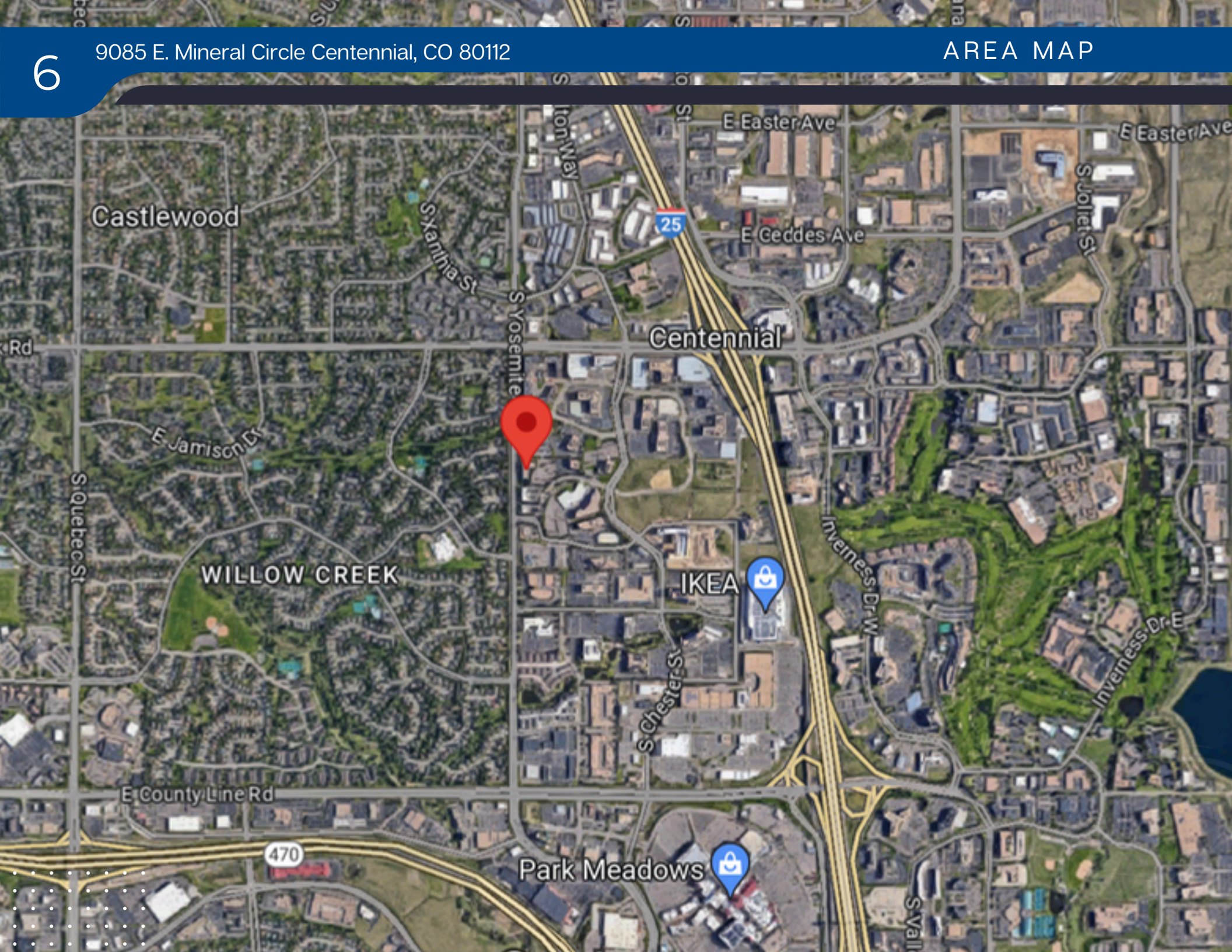









OFFICE
OFFICE
HALL
ROOM/IT
OFFICE
OFFICE
RECEPTION


Castlewood
E Easter Ave
E Geddes Ave
S Joliet St
S Xanthia St
S Yosemite
Centennial
E Jamison Dr
S Quebec St
WILLOW CREEK
IKEA
Inverness Dr W
Inverness Dr E
S Chester St
E County Line Rd
470
Park Meadows
25

$299,000.00 purchase	SBA loan option 1	SBA loan option 2	Conventional loan
Loan-to-value	100% financing	85% financing	85% financing
Loan amount	$299,000.00	$254,150.00	$254,150.00
Rate %	WSJ Prime + 2.25% = **9.25%**	WSJ Prime + 2.25% = **9.25%**	**7.75%** fixed
Term	25 years (300 months)	25 years (300 months)	25 years (300 months)
Amortization	25 years (300 months)	25 years (300 months)	25 years (300 months)
Down payment	**$0.00**	**$44,850.00**	**$44,850.00**
Monthly payment	**$2,560.58**	**$2,176.49**	**$1,919.67**
Annual debt service	$30,726.96	$26,117.88	$23,036.04
Loan fee estimate	3% = $8,970.00	3% = $7,624.50	$1,500.00 flat

All applications subject to review and approval. Rates effective 11/10/2026 and subject to change without notice.

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CONTACT US

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