

9145

COMMERCE CENTER CIR
HIGHLANDS RANCH, CO

CLASS A FLEX/SHOWROOM - 2026 CONSTRUCTION
FOR SALE OR LEASE



SHOWROOM/OFFICE + WAREHOUSE
+ GATED PAVED YARD

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EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

- **Brand New Class A Construction** – Newly constructed in 2026 with modern, high-quality finishes and building systems
- **Highly Flexible Commercial Property** – Combines showroom/office, warehouse, and gated outdoor yard space to accommodate a wide range of business needs
- **Flexible Zoning** – Current zoning supports a broad range of commercial and service-oriented uses, providing flexibility for future users
- **Premier Highlands Ranch Location** – Situated in one of the Denver metro's strongest demographic submarkets, with exceptional household incomes and continued growth
- **Gated & Secured Paved Yard** – Valuable outdoor storage area for vehicles, equipment, inventory, or other operational needs
- **Immediate Santa Fe Drive Access** – Conveniently located just off Santa Fe Drive with excellent connectivity throughout the South Metro

PROPERTY DETAILS

Sale Price	\$5,200,000 (\$417/SF)
Lease Rate	\$24 – \$26/SF NNN
NNN / Operating Expenses	\$3.25/SF (2026 Estimate)
SF Available	+/- 5,700 SF – 12,471 SF
Building Size	12,471 SF
Showroom/Office	8,093 SF
Warehouse	4,378 SF
Yard	4,356 SF (Gated & Paved)
Land Size	1.22 AC (53,230 SF)
Loading	Two (2) Drive-In Doors (16' x 14')
Clear Height	15'9"
Sprinklered	No
Year of Construction	2026
Taxes	\$22,982 (2025)
Zoning	PD (Planned Development)
Parking	32 Spaces



PERMITTED USES

PD ZONING – ALLOWED & COMPATIBLE USES:

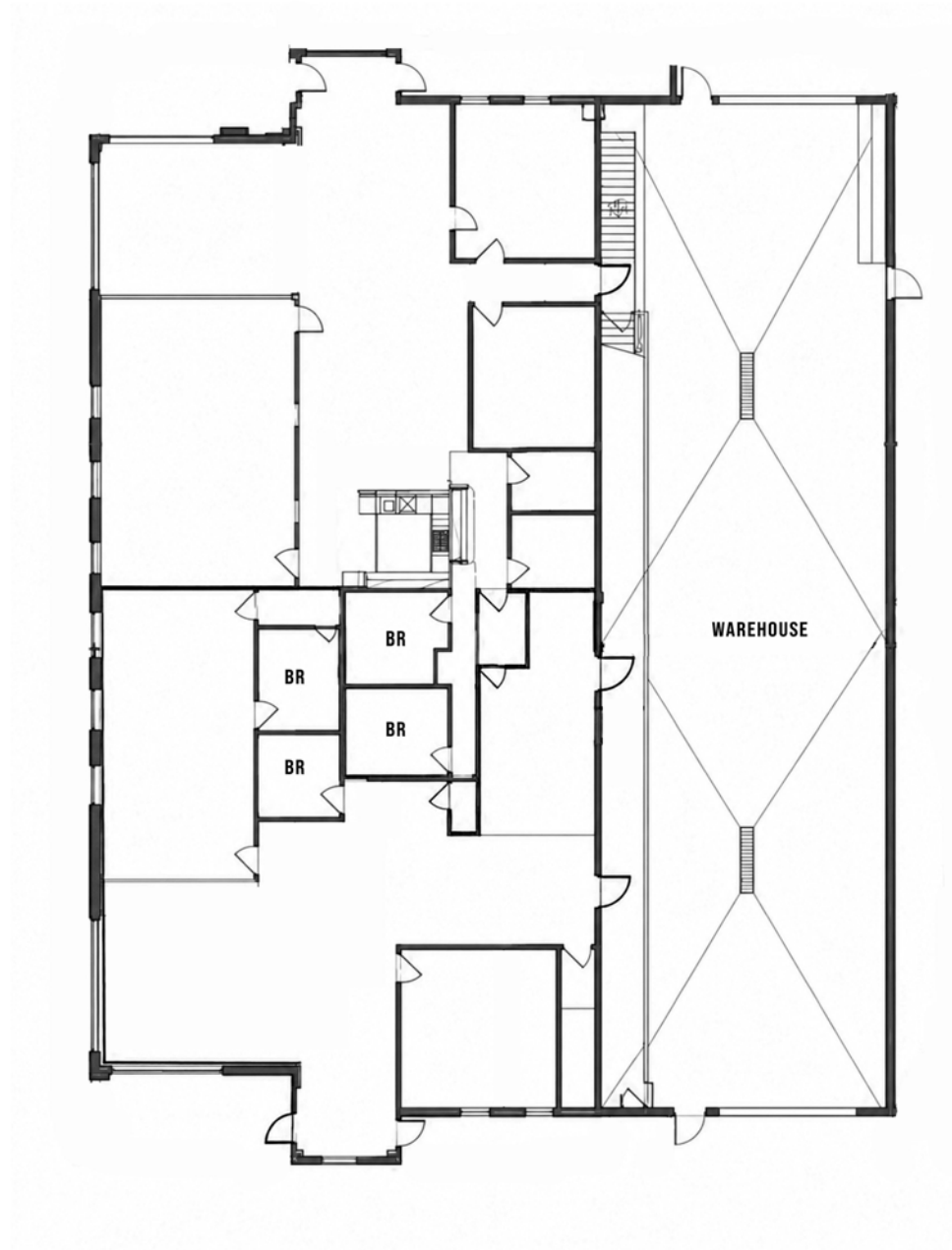
- Retail & Showroom
- Service Commercial
- Professional & Administrative Office
- Construction & Contractor Uses
- Light Industrial & Manufacturing
- Automotive Sales & Service



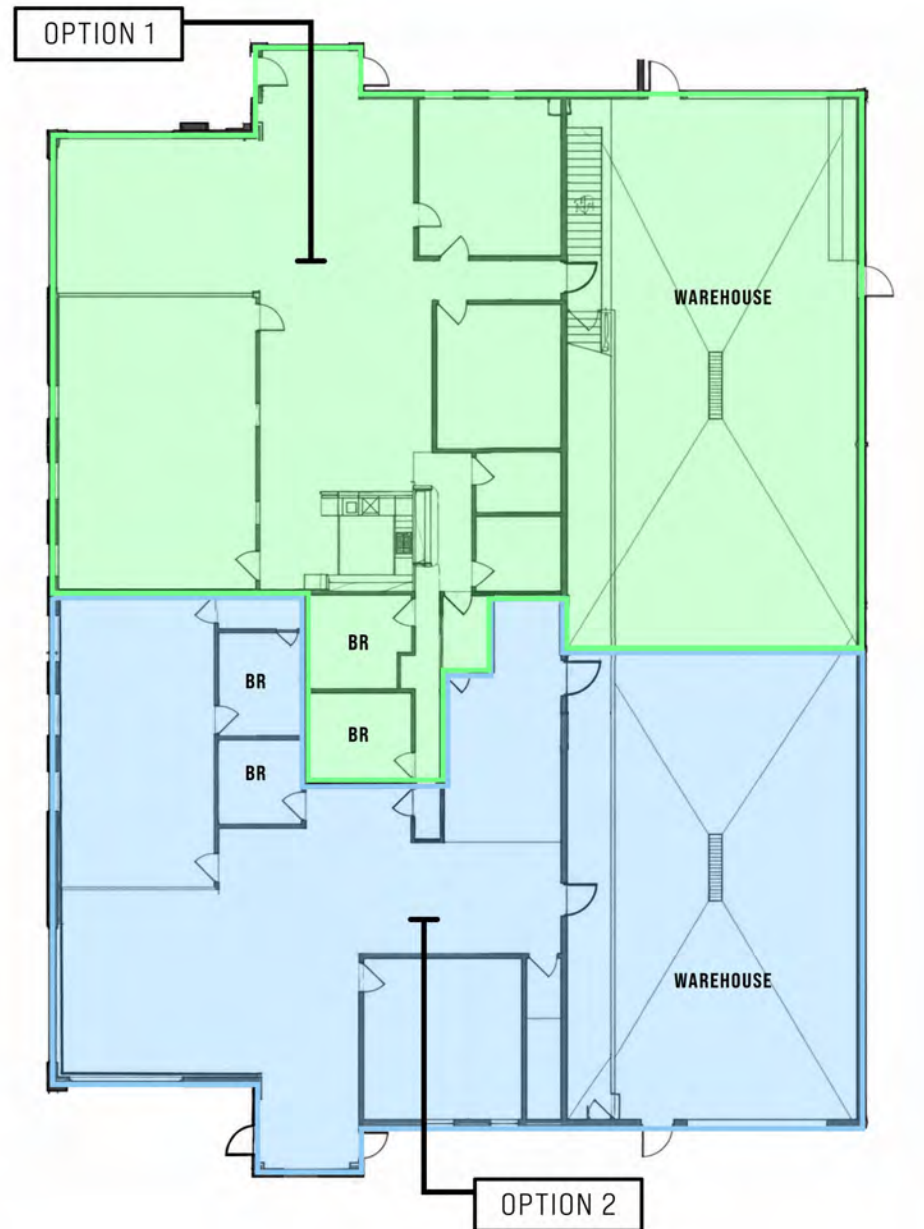
PROPERTY PHOTOS



FLOORPLAN



FLOORPLAN – DEMISING OPTION



SITE MAP



RETAIL MAP





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