

FOR SALE



INNOVATE  
Commercial Real Estate

# 1201 SOUTH PARKER ROAD, SUITE 203

Denver, CO 80231



## The Offering

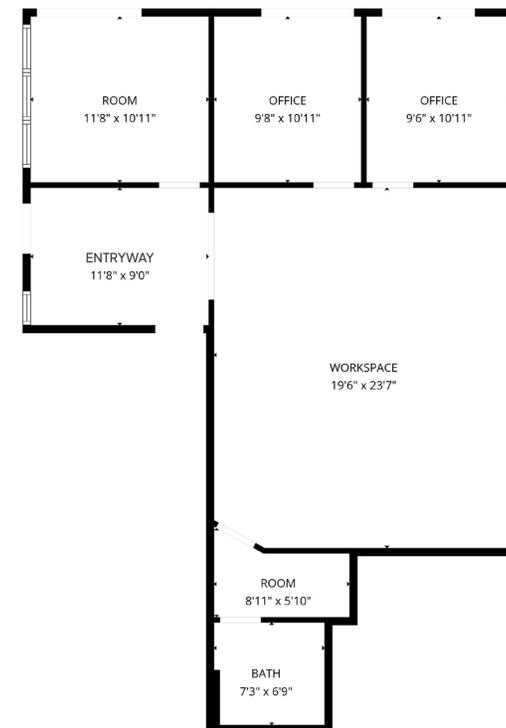
<b>Total Sale Price</b>	\$350,000
<b>Sale Price</b>	Suite/Unit 203
<b>Address</b>	1201 South Parker Road
<b>City State Zip</b>	Denver, CO 80231
<b>Property Type</b>	Office Building
<b>Year Built</b>	Built 1984/Renovated 2025
<b>Rentable Square Footage</b>	1,228 SF
<b>Owner's Association (Mo)</b>	\$794/per month
<b>Taxes</b>	\$3,174.00
<b>Parking</b>	Open
<b>Zoning</b>	Commercial Condominium

## Key Features

- ◆ New Exterior & Interior Renovations
- ◆ Large Balcony with Strong Natural Light
- ◆ Ample Surface Parking in Well-Maintained Office Park
- ◆ Conveniently Located Off of South Parker Road
- ◆ Professional Business Park Setting with Quiet, Well-Managed Environment

## Description

Located in the heart of the Denver metro area, this professional office condo offers a bright and versatile workspace perfect for small businesses and practitioners. The unit features a functional layout with ample natural light, ensuring a productive environment for both your team and your clients. Situated in a well-maintained building with easy access to major thoroughfares, the location provides excellent visibility and convenient commuting options from Cherry Creek and Aurora.

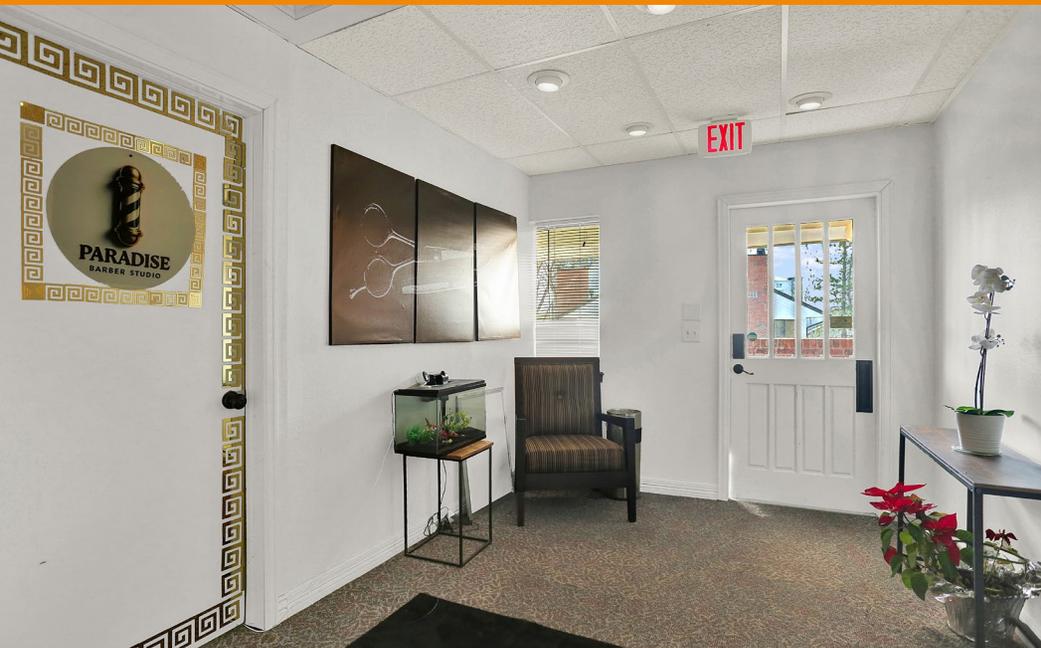


Click to View

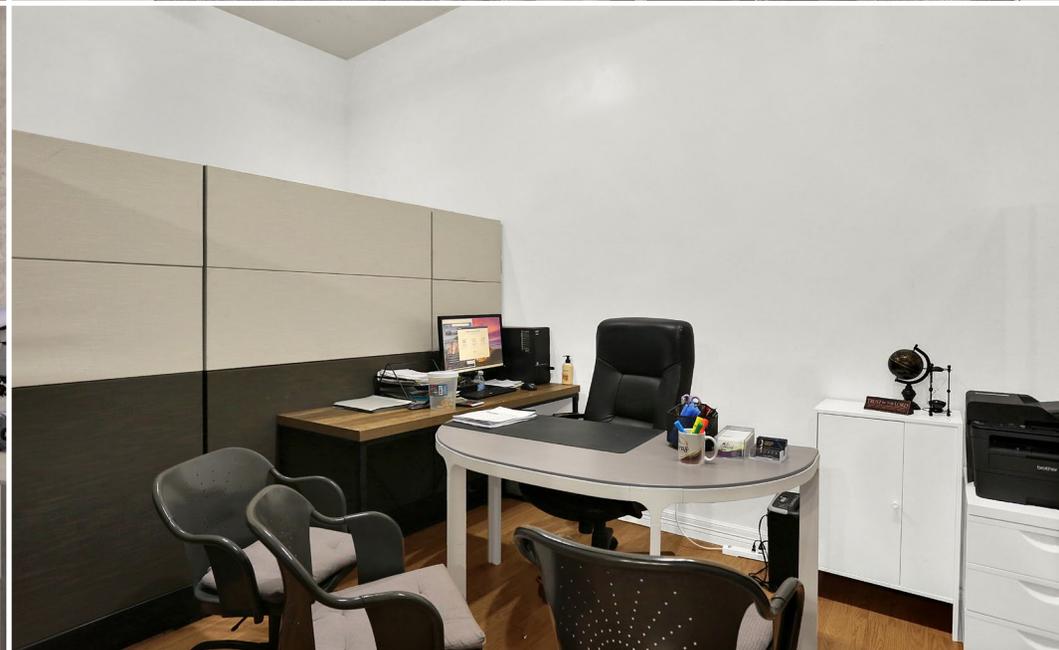
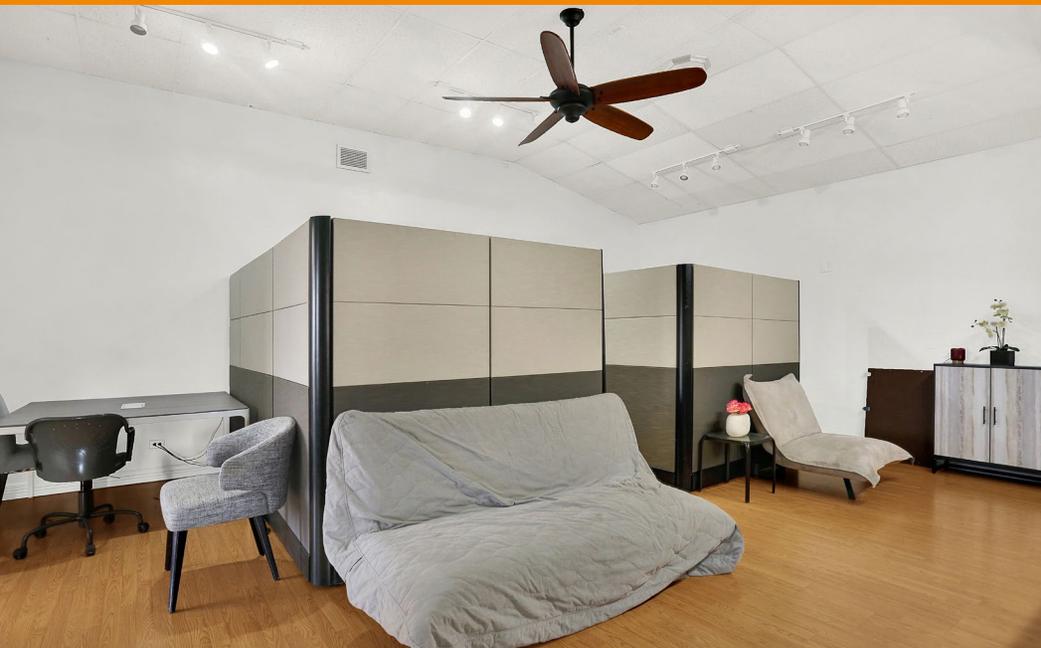
# > PROPERTY PHOTOS



# > PROPERTY PHOTOS



# > PROPERTY PHOTOS



# > PROPERTY PHOTOS



# > LOCATION MAP



## Market Demographics

<b>1,449,589</b> Total Population	<b>36.1</b> Median Age	<b>\$97,357</b> Median Household Income	<b>\$164,554</b> Median Net Worth
<b>2.4</b> Average Household Size	<b>66,971</b> Total Businesses	<b>850,665</b> Total Employees	<b>3.5%</b> Unemployment Rate



## Local Market Overview

Denver, Colorado is a major economic hub in the Mountain West, supported by a diverse and resilient economy anchored by aerospace, technology, healthcare, energy, financial services, and professional services. The metro area benefits from a highly educated workforce, strong population growth, and a pro-business environment that continues to attract both established corporations and startups. Major employers include UCHealth, Denver Health, Lockheed Martin, Arrow Electronics, and several growing tech firms, reinforcing the region’s employment stability and income growth.

Strategically located along the I-25 and I-70 corridors, Denver offers strong regional connectivity and serves as a gateway to the broader Rocky Mountain region. Denver International Airport (DEN), one of the busiest airports in the United States, enhances the city’s national and global accessibility. Continued in-migration, mixed-use development, and infrastructure investment support steady demand across residential, retail, office, and industrial sectors, positioning Denver as a dynamic and competitive market within the western U.S.

## Property Demographics

2025 Summary	3-Mile	5-Mile	10-Mile
Population	199,418	516,563	1,449,589
Households	90,003	231,623	606,109
Families	42,667	108,959	310,717
Average Household Size	2.19	2.20	2.35
Owner Occupied Housing Units	38,353	101,922	295,797
Renter Occupied Housing Units	51,650	129,701	310,312
Median Age	37.2	36.5	36.1
Median Household Income	\$83,898	\$90,105	\$97,357
Average Household Income	\$124,693	\$136,172	\$135,388



**INNOVATE**  
Commercial Real Estate

## EXCLUSIVELY LISTED BY



**Brendan Broussard**

Senior Broker Associate

281-330-8502

[brendan@innovate-cre.com](mailto:brendan@innovate-cre.com)

**Disclaimer:** The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Innovate Commercial Real Estate and should not be made available to any other person or entity without the written consent of Innovate Commercial Real Estate. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Innovate Commercial Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Innovate Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has Innovate Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Innovate Commercial Real Estate makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

**Non-Endorsement Notice:** Innovate Commercial Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Innovate Commercial Real Estate, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Innovate Commercial Real Estate, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.