

For Sale

ASKING PRICE: \$109,000

6635 S. DAYTON STREET, SUITE 100
GREENWOOD VILLAGE, COLORADO

WHY YOU'LL LOVE THIS OPPORTUNITY

Affordable Office Ownership

Build Equity Instead of Paying Rent

Prime Greenwood Village / DTC
Location

Professional Multi-Office Layout

Predictable Monthly Operating Costs

Shared Surface Parking at 2.16:1,000
SF

Move-In Ready Professional
Environment



Available

801 USABLE SQFT
1ST FLOOR

1001 TOTAL SQFT
COMMERCIAL CONDO

Schedule Your Tour Today

If you're ready to stop writing rent checks and start investing in your business's future, now is the time to explore this unique Greenwood Village opportunity. Call today to arrange a private tour and discover how owning your office can cost less than leasing while building long-term wealth.

CONTACT US:

Eric Fritzke
Commercial Broker Associate
303-539-7661
Eric@trinityteamre.com

Hope Sawyer
Broker Associate
303-539-5573
hope@trinityteamre.com

WWW.TRINITYTEAMREALESTATECO.COM



OWNERSHIP ADVANTAGES

Monthly HOA Dues:
\$671.47 + \$35.99 Reserve
Contribution

The HOA provides exceptional
value by covering:

- All utilities
- Condominium insurance
- Common area maintenance
- Snow removal
- Parking maintenance

Only the owner's individual
contents and liability insurance
policy is required, helping create
highly predictable operating
expenses.



FINANCIAL SNAPSHOT

- Asking Price: \$109,000
- 2025 Property Taxes: \$3,349 annually
- Building Size: Approximately 801 SF
- Ownership Type: Fee-Simple Commercial
Condominium



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INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE RELIABLE. PRICE, TERMS AND CONDITIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BROKER IS ACTING AS SELLER'S AGENT: A SELLER'S AGENT WORKS SOLELY ON BEHALF OF THE SELLER TO PROMOTE THE INTERESTS OF THE SELLER WITH THE UTMOST GOOD FAITH, LOYALTY AND FIDELITY. THE AGENT NEGOTIATES ON BEHALF OF AND ACTS AS THE ADVOCATE FOR THE SELLER.

Location, Accessibility & Nearby Amenities

Why lease when you can own for less than the cost of many office rentals and build equity in one of Metro Denver's most established business locations?

This professionally configured office condominium offers an efficient floor plan featuring multiple private offices, a reception/conference area, and support space, making it ideal for consultants, therapists, financial professionals, attorneys, insurance agencies, medical administrative users, wellness practitioners, and other professional service firms seeking a prestigious DTC address. The property contains approximately 801 square feet and is offered as fee-simple condominium ownership.

Strategic DTC Location

Located along South Dayton Street near Arapahoe Road, Suite 100 benefits from its position within the Denver Tech Center, one of Colorado's premier employment and business districts. The area continues to attract professional services, technology companies, healthcare providers, and corporate users, providing excellent business visibility and accessibility.

Stop Renting. Start Building Equity.

Office ownership opportunities at this price point in the Denver Tech Center are increasingly difficult to find. Whether you're a growing business, entrepreneur, healthcare professional, or investor seeking an affordable commercial asset, Suite 100 offers a rare combination of location, affordability, and long-term value.

Imagine the Benefits:

- Fixed ownership instead of rising lease rates
- Equity growth over time
- Control of your workspace
- Professional DTC business address
- Predictable operating expenses
- A real estate asset working for your future

Buyer Disclaimer

Information deemed reliable but not guaranteed. Buyers are responsible for independently verifying all property information, including square footage, taxes, HOA dues, zoning, permitted uses, and operating expenses. Property subject to prior sale, price change, or withdrawal without notice. Buyer to conduct independent due diligence.

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FLOORPLAN & TENANT INFORMATION



Dayton Plaza: 6635 S. Dayton

FIRST FLOOR

	SUITE #
Epic Web Results.....	100
Nu Skin Aesthetics.....	120
L2 Cyber Solutions	130
Mountain Vista Psychology, PLLC.....	140
Brooklin & Associates, Inc.....	150
Grief Journey, Linda Coughlin Brooks, RN, BSN CT.....	150A

SECOND FLOOR

	SUITE #
American Business Advisors, Inc.....	200
Fiduciary Counsel	
Apex Business Solutions/ Rosies Diner Corporate.....	210
State Farm Insurance-Miok Fowler.....	220
Bill Roach Agency Inc.....	250

THIRD FLOOR

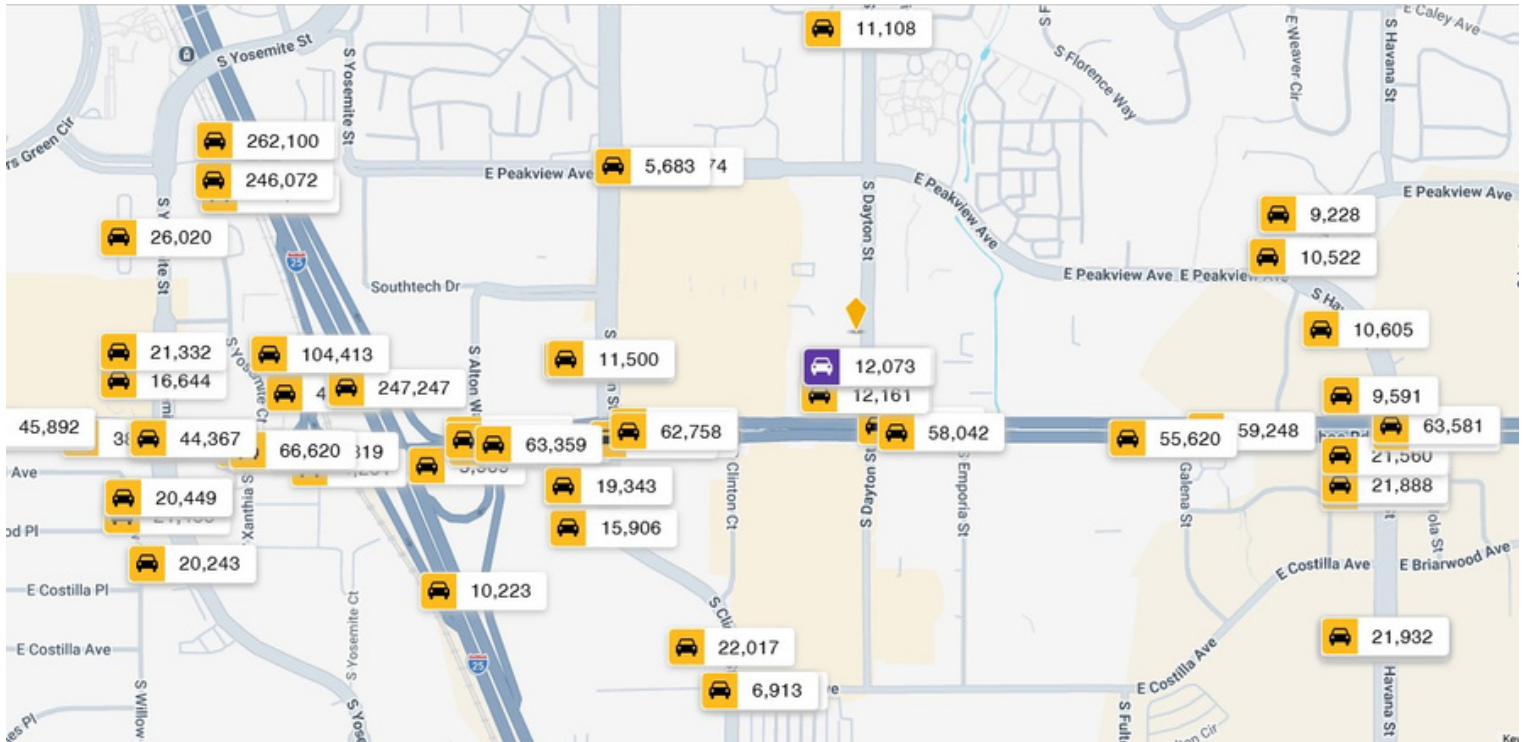
	SUITE #
PostScan Mail & Certifix Live.....	310
State Farm-Beth Bales.....	320
Jodi Page Insurance.....	330
Denise Breinig-Glunz, LCSW	350
Elizabeth Low, LCSW	
Sunahara Insurance Agency	360
Santa Fe Suds Car Wash	



Property Management: 303-800-4700

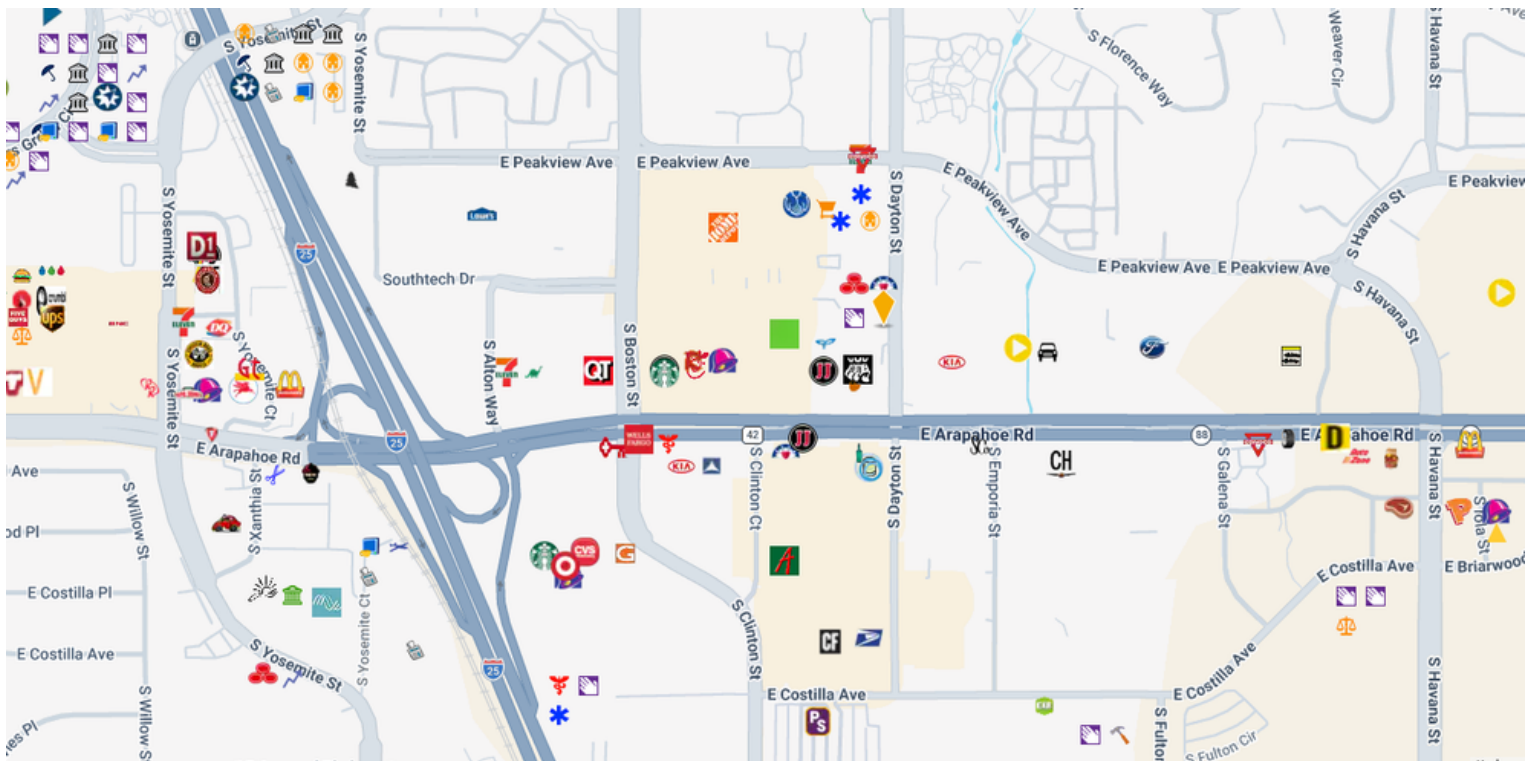
Emergency After Hours: 303-231-6800

TRAFFIC COUNTS & POINTS OF INTEREST



Traffic Count Disclaimer

Traffic count data referenced in this presentation is sourced from CoStar and is considered reliable. These figures are provided for general informational use only and may change over time. Neither the broker nor the property owner guarantees the accuracy of this information. Prospective buyers, tenants, and representatives are encouraged to independently verify all traffic data as part of their due diligence.



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