



**FOR SALE - PRICE IMPROVEMENT  
NOW \$360,000**

**LEASE \$22.50 SF/YR (FULL SERVICE)**

PANORAMA FALLS

**9085 E MINERAL CIR SUITE 370**

Centennial, CO 80112

## PROPERTY HIGHLIGHTS

- 1803 SF Office Condo
- Great Location in Denver Tech Center
- 2 Private Windowed Executive Offices - 2 Built-In Cubicles
- Beautiful Landscaping Featuring Unique Waterfall
- Class A Finished Common Area
- Access To Large Shared Conference Room Onsite



AVAILABLE SF

**1,803 SF**



STORIES

**THREE**



TAXES

**\$12,818  
YEARLY**



PARKING

**3.33/1000  
SPACES**



HOA

**\$1,398  
MONTHLY**



YEAR BUILT

**1982**

## PROPERTY DESCRIPTION

Third floor office condo featuring a welcoming reception area, two private executive suites, two built-in cubicle workspaces, and an open collaboration area with a kitchenette that includes a sink, cabinets, and mini fridge. The executive suites and cubicles are lined with windows, offering abundant natural light throughout the day. Class A common areas and beautifully landscaped grounds with a serene waterfall feature. Convenient access to I-25 and close proximity to DTC, Centennial, Greenwood Village, and Highlands Ranch.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



# RETAILER MAP



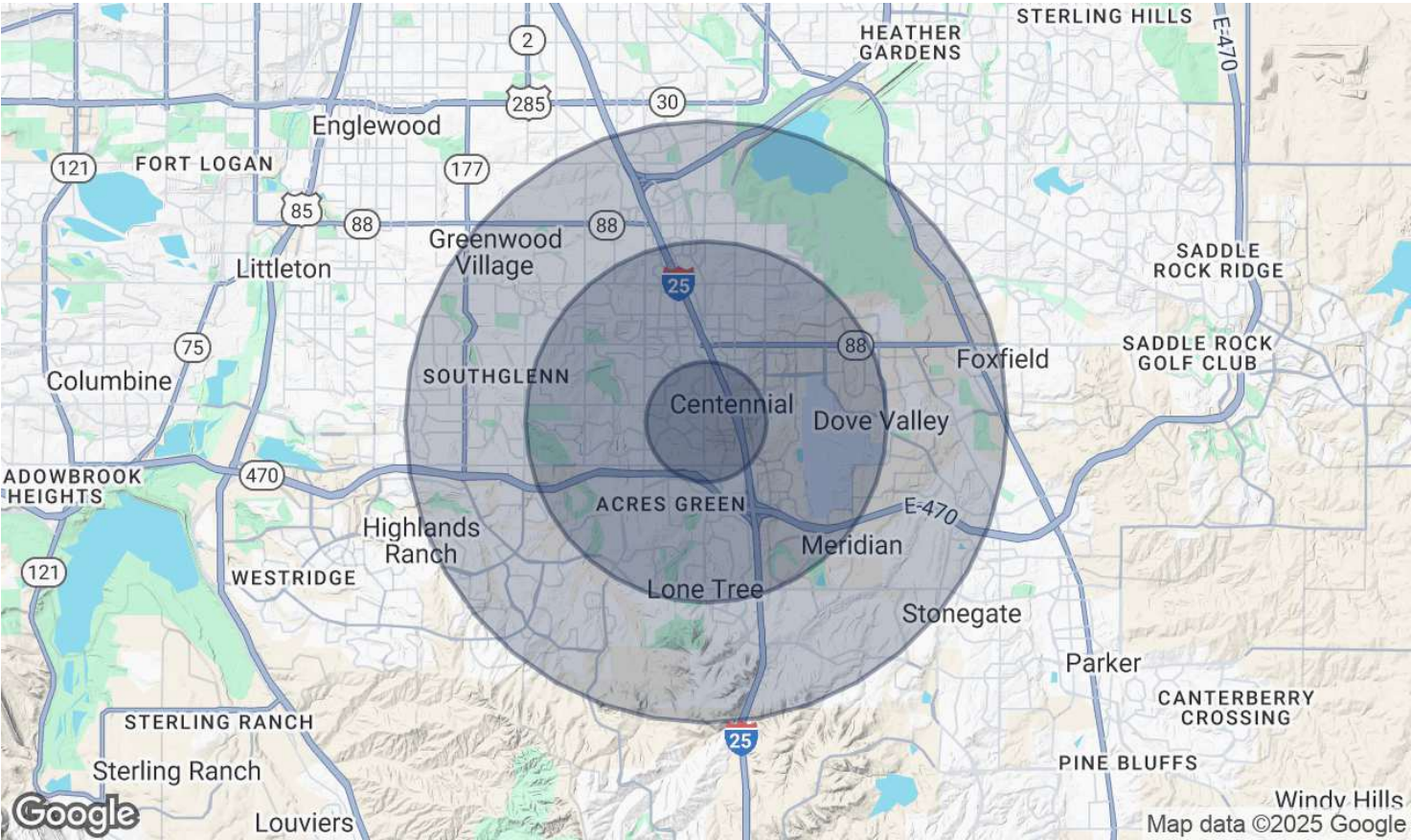
**SHAWNA SOFFA**

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# DEMOGRAPHICS MAP & REPORT

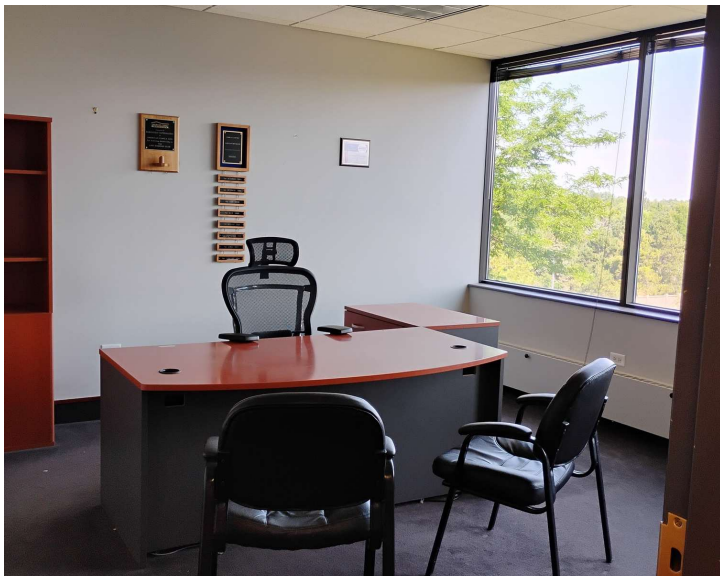


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,901	87,548	221,021
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,924	35,863	89,120
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$157,834	\$172,573	\$172,825
Average House Value	\$725,522	\$806,945	\$798,930

Demographics data derived from AlphaMap

## ADDITIONAL PHOTOS



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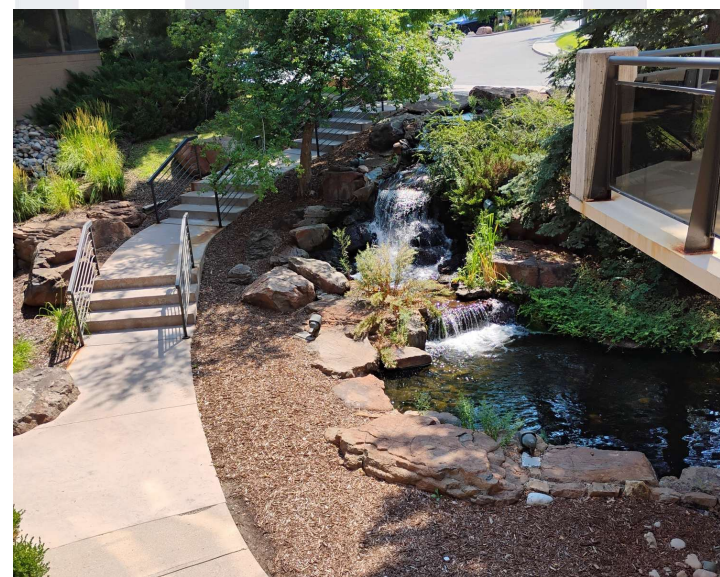
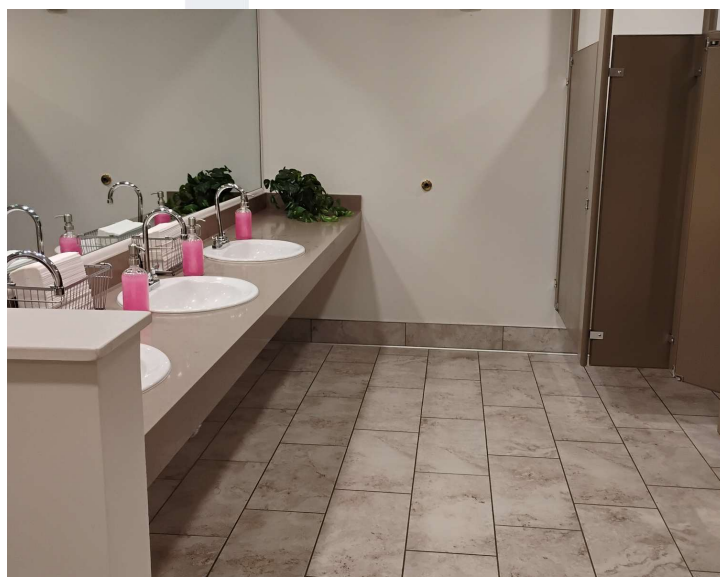
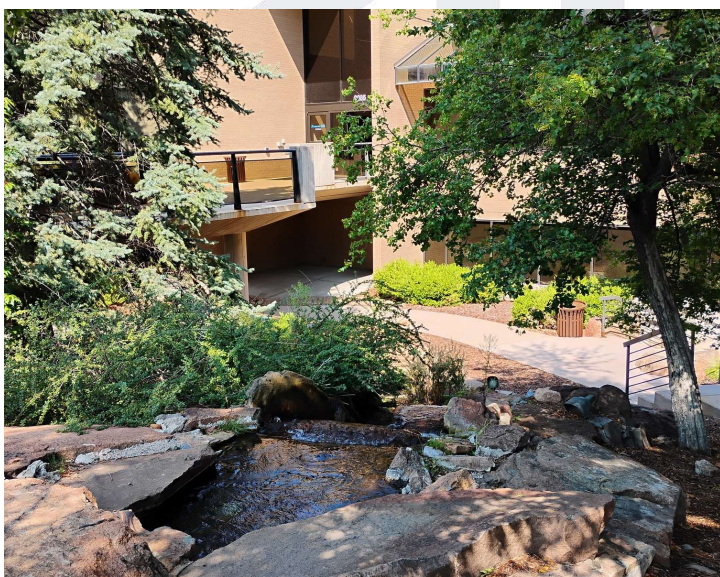
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 **MADISON  
COMMERCIAL  
PROPERTIES**



## ADDITIONAL PHOTOS



**SHAWNA SOFFA**

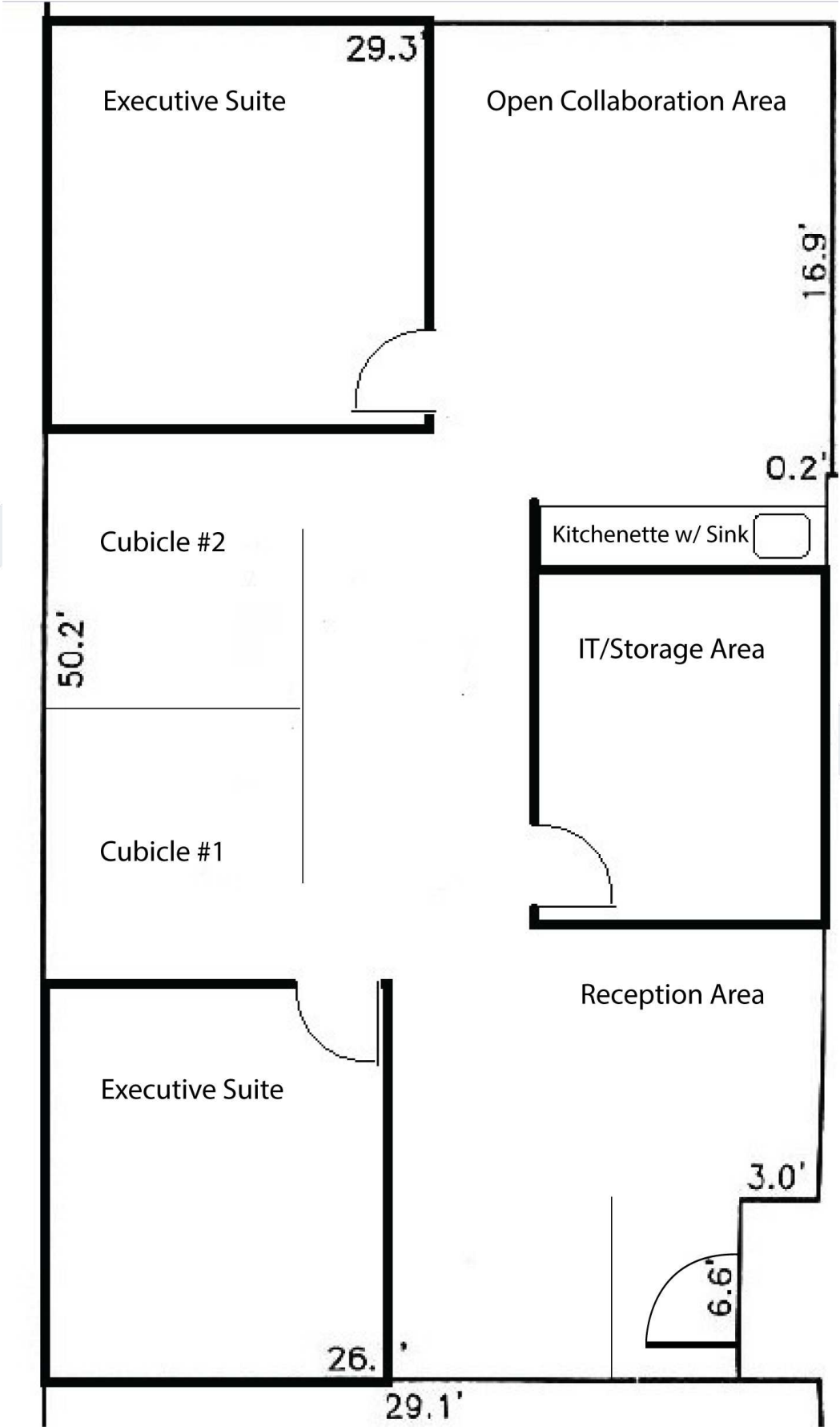
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FLOOR PLANS



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