



## FOR SALE: OFFICE CONDO

2,642 SF  
SQUARE FEET

2,539 / 0.06  
SF / ACRE LOT

1973 / 2019  
YEAR BUILT / RENO

\$795,000  
PRICE



**OWNER OCCUPIED OR CO-WORKING INVESTMENT OPPORTUNITY**

OFFERED BY:

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2266 Dayton Street, Ste. B  
Aurora, CO 80010

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## THE OFFERING



2266 Dayton Street Suite "B" presents a unique opportunity to acquire an approximately 2,700-square-foot, fully renovated commercial office condominium offering exceptional flexibility for an owner-user, investor, or hybrid occupancy strategy.

Currently operated as a successful shared office environment with seven private offices leased on month-to-month agreements, the property provides a new owner with numerous options from day one. An **Owner-User** can transition the entire property into a private company headquarters, an **Investor** can continue the established multi-tenant/co-working concept, or a **Buyer** can occupy a portion of the property while retaining tenants in the remaining offices to help offset ownership costs.

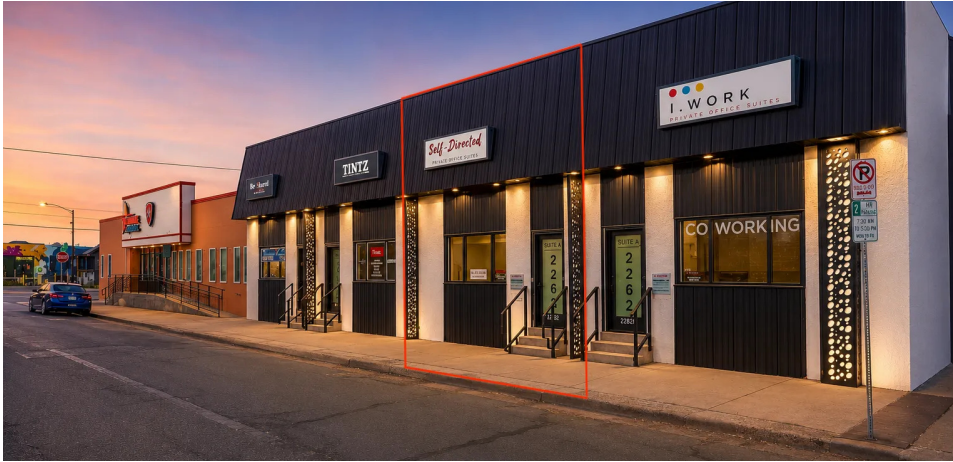
Renovated in 2019, the thoughtfully designed interior features **seven private offices, a conference room, reception area, collaborative lounge, kitchen and dining area, two modern restrooms—including one with a shower—and dedicated storage lockers.** Contemporary finishes, glass office fronts, polished concrete floors, designer lighting, digital keyless entry, and convenient off-street parking create a distinctive, professional environment that is truly move-in ready.

The versatile layout lends itself to a wide range of professional and creative uses, including a **boutique real estate brokerage, insurance or financial services firm, architectural or design studio, law or accounting practice, construction or development company, technology firm, consulting business, creative agency, or private corporate headquarters.**

With its combination of **modern design, private offices, existing tenant income, flexible occupancy options, and distinctive character,** 2266 Dayton Street offers something increasingly difficult to find: a commercial property that can adapt to the buyer rather than requiring the buyer to adapt to the property.

**Occupy it. Lease it. Share it. Or make it entirely your own.**

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                 |                |
|-----------------|----------------|
| Sale Price:     | \$795,000      |
| Condo SF:       | 2,642 SF       |
| Lot Size:       | 2,540 SF       |
| Year Built:     | 1973           |
| Year Renovated: | 2019           |
| County:         | Adams          |
| Taxes:          | \$8,926.38     |
| Zoning:         | OA-MS (Aurora) |

### PROPERTY HIGHLIGHTS

- Approximately 2,642 SF fully renovated office condominium offering flexible owner-user and investment opportunities
- Currently configured as a shared co-working office with seven private offices, all occupied under month-to-month agreements, providing flexibility for a new owner
- Three potential acquisition strategies: occupy the entire property as a company headquarters, continue operating the existing co-working concept, or utilize a hybrid approach by occupying one or more offices while retaining tenants in the balance
- Move-in-ready 2019 renovation featuring glass office fronts, polished concrete floors, designer lighting, digital keyless entry, conference room, collaborative lounge, full kitchen and dining area, two restrooms including a shower, and dedicated storage lockers
- Flexible month-to-month tenancy provides an incoming buyer the ability to maintain existing income while determining its preferred long-term occupancy strategy
- Strategic Northwest Aurora location within walking distance of Stanley Marketplace and minutes from Central Park, Anschutz Medical Campus, I-70 and I-225

## LOCATION SUMMARY



### LOCATION DESCRIPTION

Located in the heart of Northwest Aurora, 2266 Dayton Street benefits from exceptional accessibility and proximity to some of Metro Denver's largest employment and innovation centers. The property is within walking distance of the popular Stanley Marketplace, offering more than 50 locally owned restaurants, retailers, fitness studios, and entertainment venues that provide outstanding amenities for employees and clients alike.

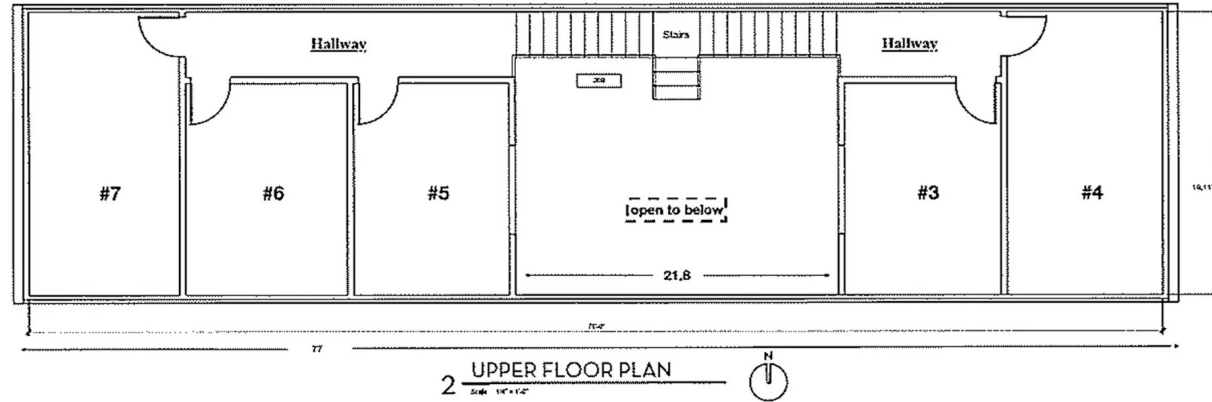
Just minutes away are the Anschutz Medical Campus, UCHealth University of Colorado Hospital, Children's Hospital Colorado, and the Rocky Mountain Regional VA Medical Center, employing tens of thousands of professionals and driving continued investment throughout the surrounding area. Convenient access to Interstate 70, Interstate 225, and Quebec Street provides excellent regional connectivity to Downtown Denver, Denver International Airport, and the greater metropolitan area. Continued redevelopment throughout Central Park and Northwest Aurora has strengthened the area's long-term appeal for businesses seeking an accessible,

| DEMOGRAPHICS      | 1 MILE    | 2 MILES   | 3 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 9,552     | 28,889    | 58,762    |
| Total Population  | 27,602    | 78,197    | 152,136   |
| Average HH Income | \$143,812 | \$124,812 | \$125,795 |

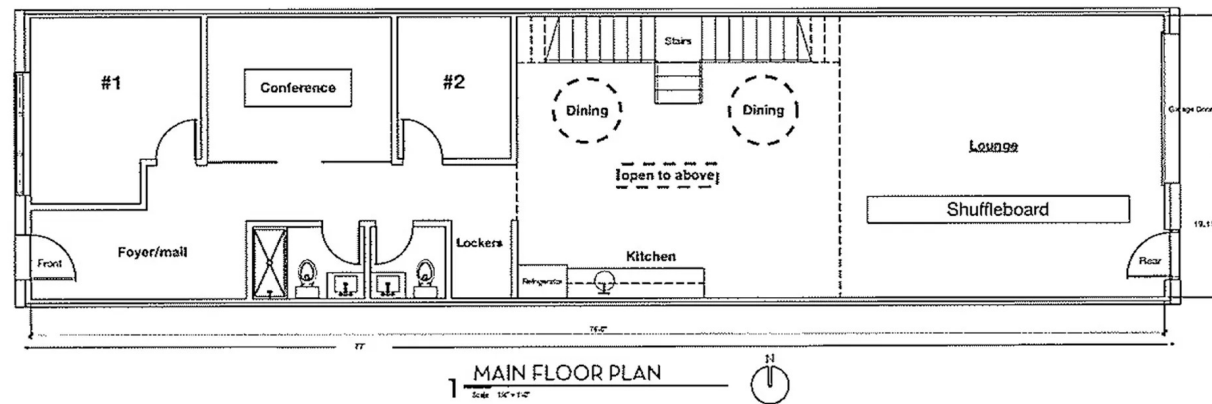
## ADDITIONAL PHOTOS



## FLOOR PLAN

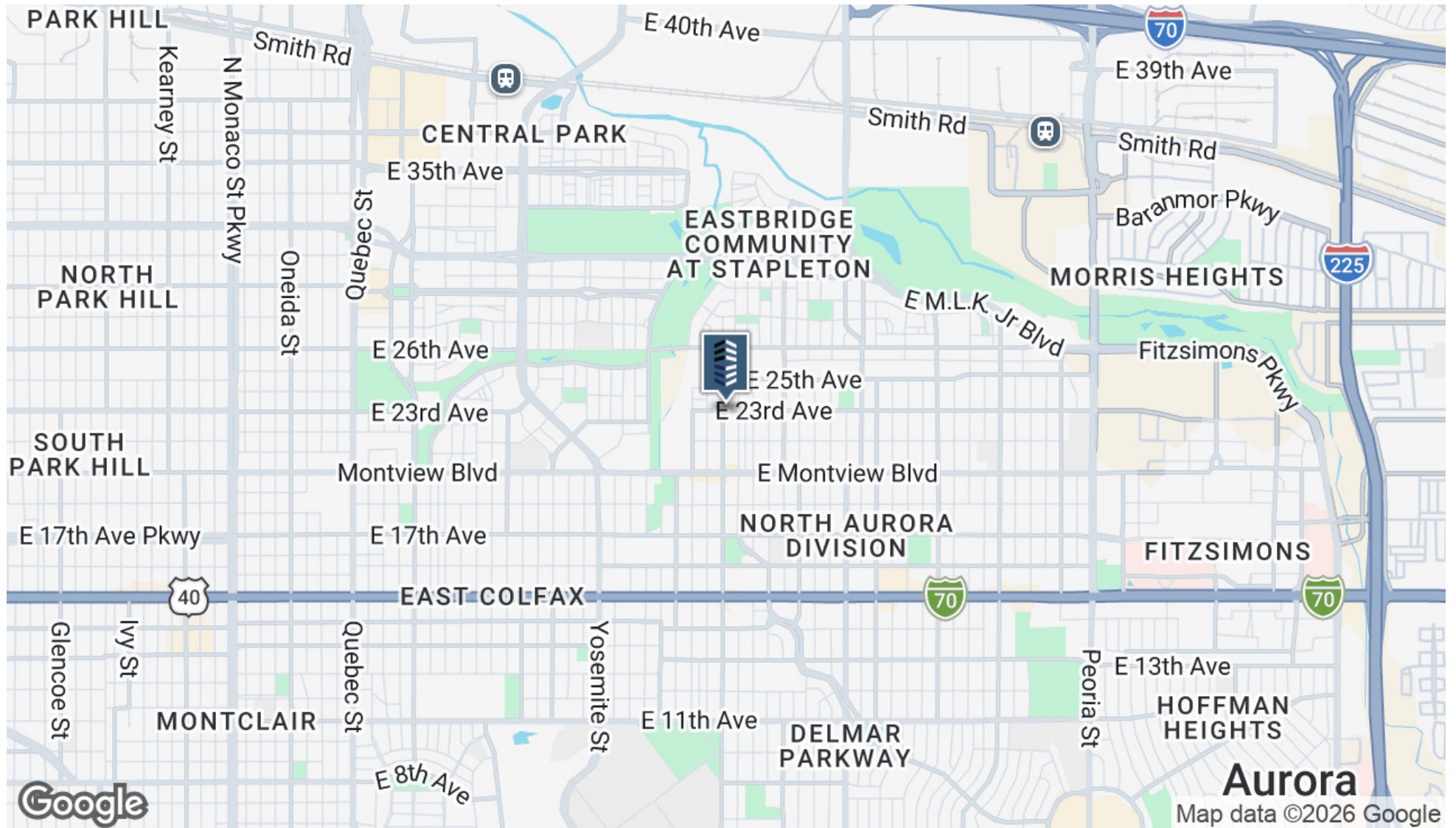


2266 Dayton St Suite B Sqft 1,471 + 1,171 = 2,642



All square footage and measurements are approximate. Parties should independently verify all information and conduct their own due diligence.

## LOCATION MAP



## CO-WORKING RENT ROLL

| SUITE           | MARKET RENT    | ANNUAL RENT     | LEASE START | LEASE END |
|-----------------|----------------|-----------------|-------------|-----------|
| Office 1        | \$725          | \$8,700         | M2M         | M2M       |
| Office 2        | \$395          | \$4,740         | M2M         | M2M       |
| Office 3        | \$650          | \$7,800         | M2M         | M2M       |
| Office 4        | \$695          | \$8,340         | M2M         | M2M       |
| Office 5        | \$600          | \$7,200         | M2M         | M2M       |
| Office 6        | \$600          | \$7,200         | M2M         | M2M       |
| Office 7        | \$725          | \$8,700         | M2M         | M2M       |
| Conference Room | -              | -               | -           | -         |
| <b>TOTALS</b>   | <b>\$4,390</b> | <b>\$52,680</b> |             |           |

## INCOME & EXPENSES

### INCOME SUMMARY

|                 | CURRENT |
|-----------------|---------|
| Office 1        | \$8,700 |
| Office 2        | \$4,740 |
| Office 3        | \$7,800 |
| Office 4        | \$8,340 |
| Office 5        | \$7,200 |
| Office 6        | \$7,200 |
| Office 7        | \$8,700 |
| Conference Room | \$0     |

### GROSS INCOME

**\$52,680**

### EXPENSES SUMMARY

|           | CURRENT |
|-----------|---------|
| Taxes     | \$8,926 |
| Insurance | \$1,224 |
| Utilities | \$2,676 |
| Supplies  | \$600   |

### OPERATING EXPENSES

**\$13,426**