

# HIGHLINE ONE

12354 East Caley Avenue



Office Property For Sale / Lease

**FOR MORE INFORMATION, PLEASE CONTACT:**

**MAXWELL MARCUM**

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## HIGHLINE ONE BUSINESS PARK

12354 East Caley Avenue, Suite 202 & 203, Centennial, CO 80111



### OFFERING SUMMARY

Sale Price:	\$497,000
Price / SF:	\$324.84
Lease Rate:	\$23.00 SF/yr (FS)
Available SF:	1,530 SF
HOA:	\$395/mo.
Building Size:	22,000 SF
Year Built:	2005
Condo Renovated:	2023
Parking:	Non-Exclusive Basis
Amenities:	Restaurants, Retail, Fitness, and Banking
Access:	Easy Access to I-25 and C-470
Zoning:	BP (Arapahoe)

### PROPERTY OVERVIEW

This 1,530 SF office condo is located in the well-maintained Highline One business park, just off Arapahoe Road with easy access to I-25 and C-470. The space offers a functional mix of offices and ample parking. Ideal for a small business, contractor, or service provider looking to own in a central and convenient location. Surrounded by a variety of established businesses, the property is a great fit for an owner-user ready to establish a long-term foothold in Centennial.

### PROPERTY HIGHLIGHTS

- ±1,530 SF second-floor office condo
- Recently renovated with modern finishes (updates completed within the last 2 years)
- Private office layout with open workspace and conference area
- Kitchenette included
- Ample shared parking within a professionally managed business park
- Located in the Highline One business park near Arapahoe Rd and Havana St
- Quick access to I-25, C-470, and major Centennial business corridors

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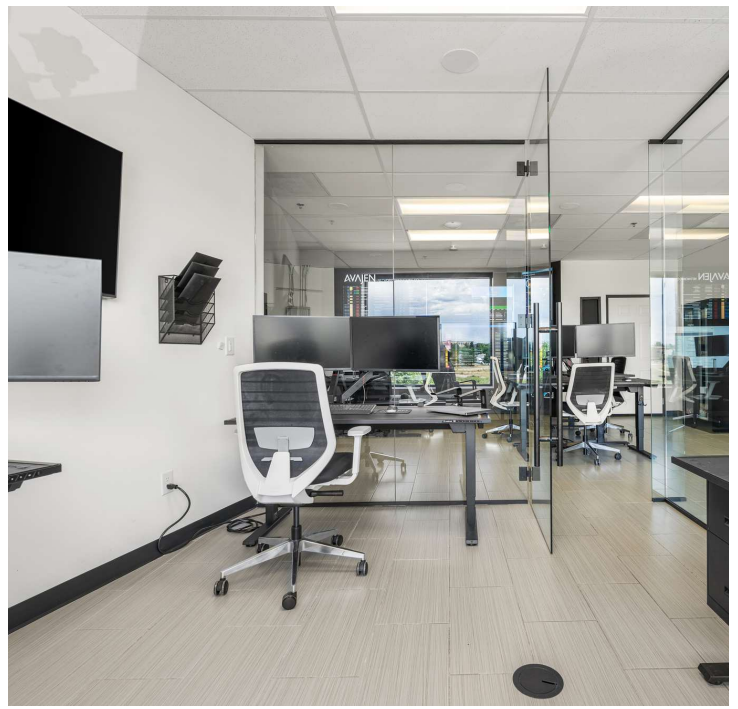
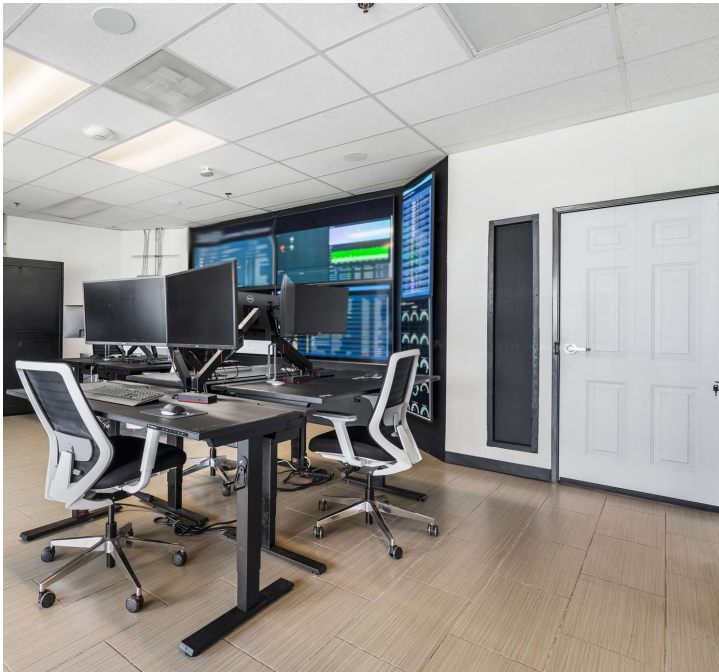
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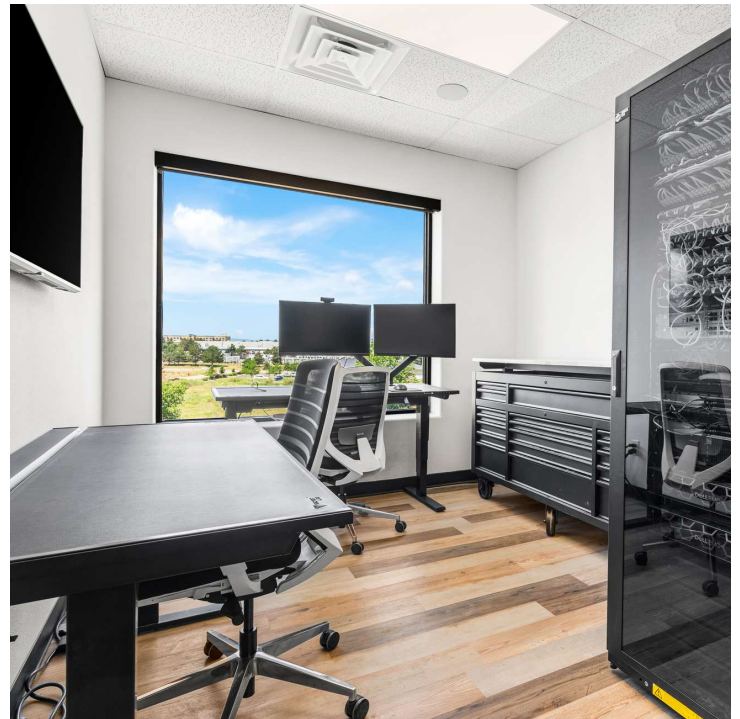
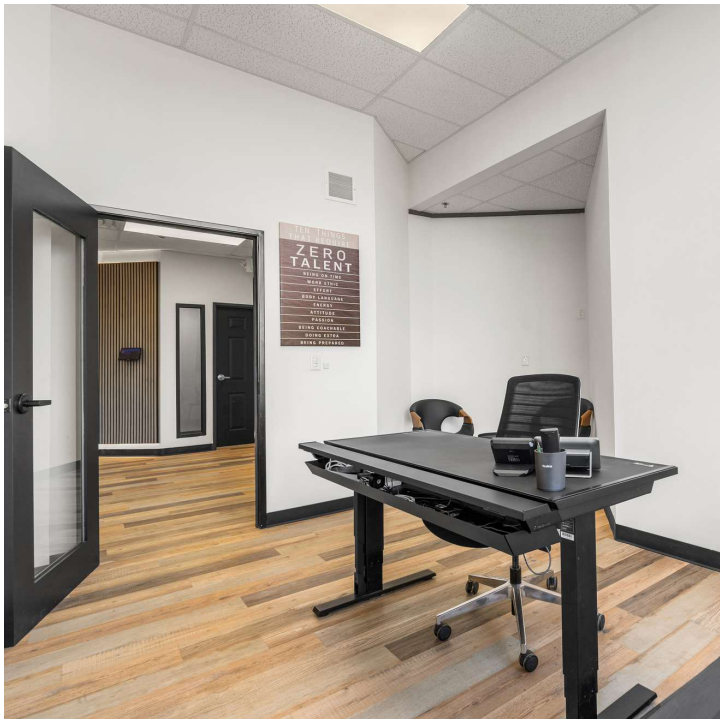
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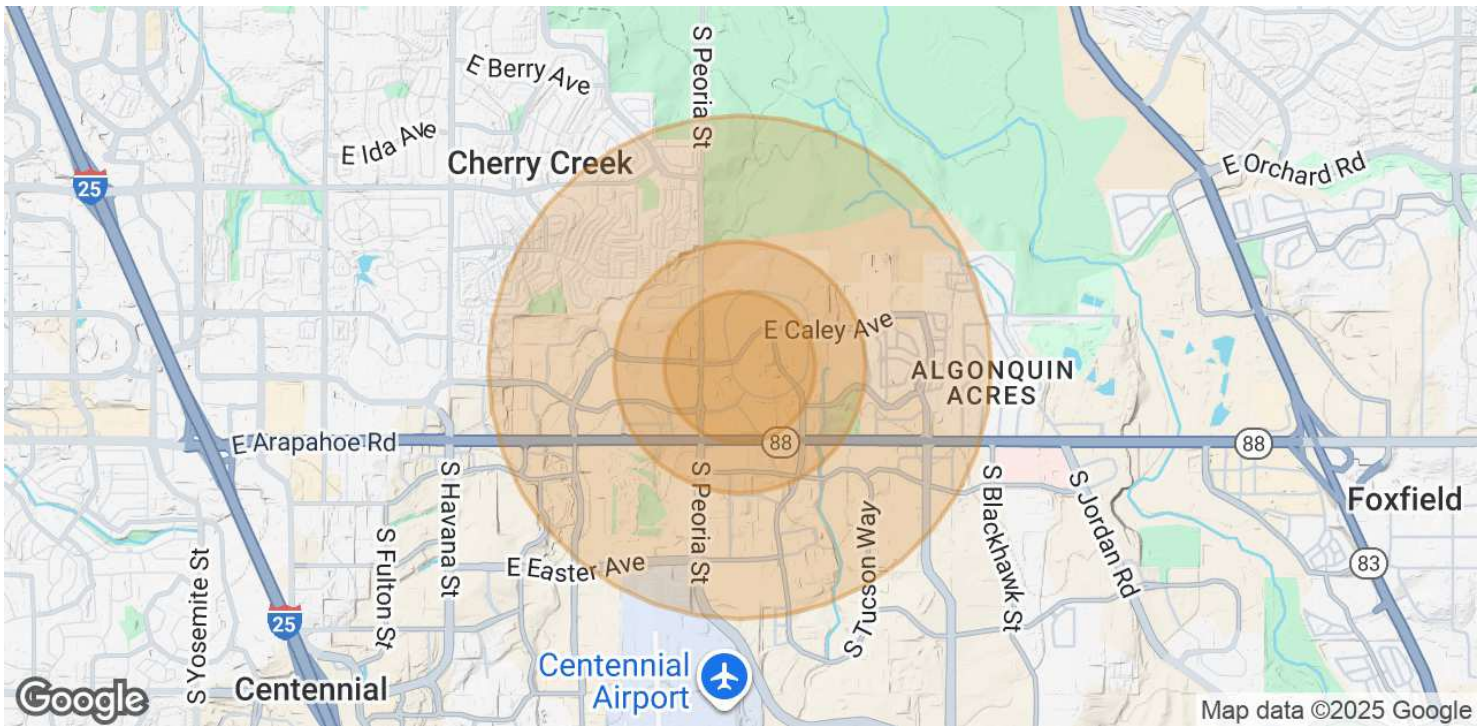
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	37	491	5,190
Average Age	53	39	40
Average Age (Male)	54	38	39
Average Age (Female)	53	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	164	1,792
# of Persons per HH	2.2	3	2.9
Average HH Income	\$291,400	\$256,283	\$216,835
Average House Value	\$983,597	\$902,400	\$958,297

Demographics data derived from AlphaMap

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