

PANORAMA POINT

9200
EAST MINERAL AVE.

ENGLEWOOD • CO

RECENTLY RENOVATED OFFICE SPACE FOR SUB-LEASE
NEAR I25 AND DRY CREEK!

BRENT HAM Senior Associate

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navpoint

PROPERTY OVERVIEW

9200 East Mineral Avenue

Suite 450

Englewood, CO 80112

PROPERTY ADDRESS

Office

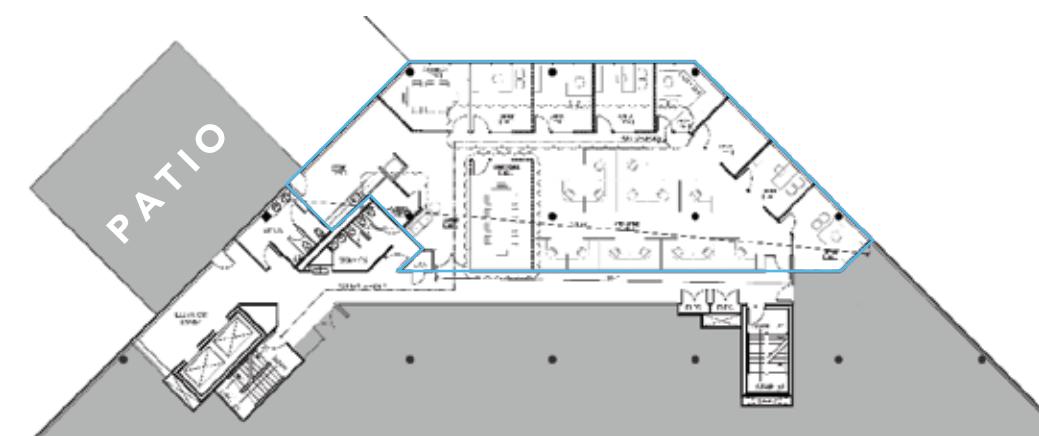
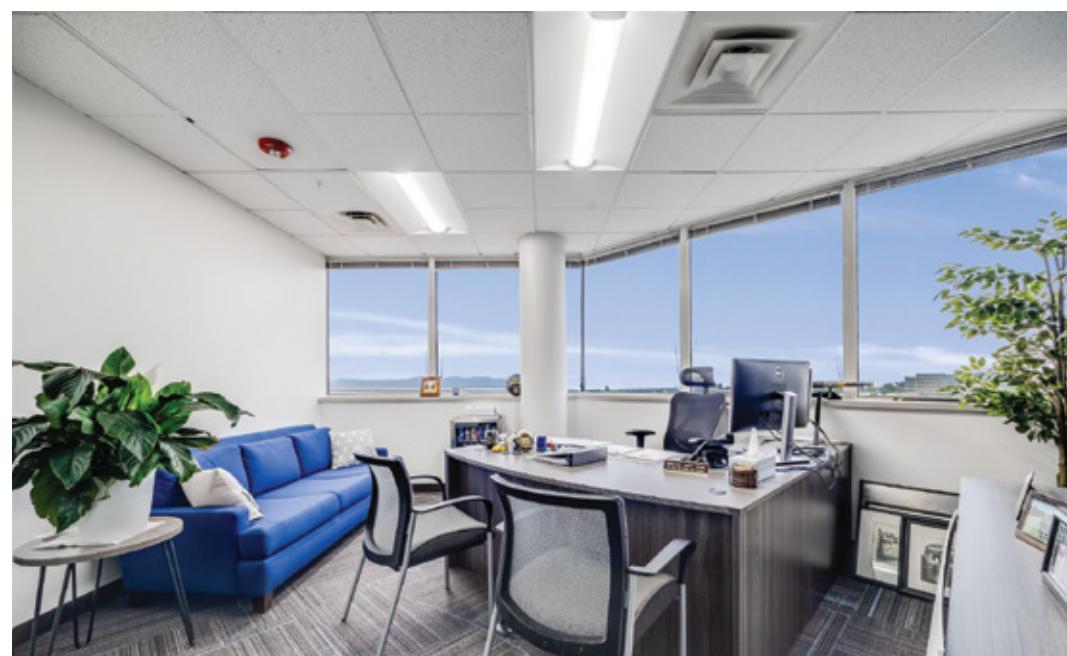
RENTABLE SF

4,465 SF

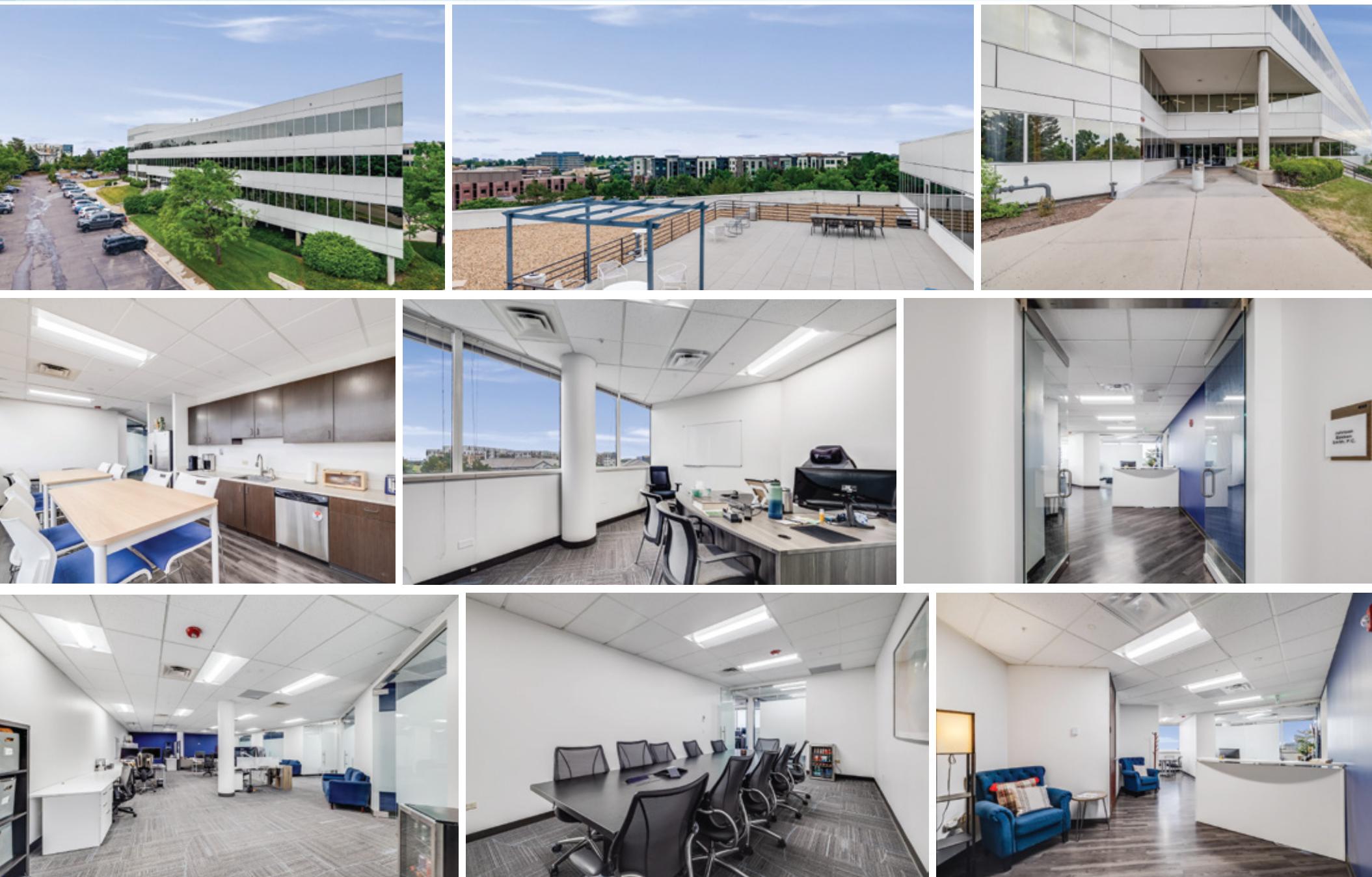
LEASE RATE

\$23.00/SF/FS

- Stunning Mountain views with 8 west facing private offices on Glass
 - Direct Access to Rooftop Patio from the Suite
 - Convenient access to I-25 and Dry Creek Light Rail Station
 - Great Common area amenities including a Tenant Lounge, conferencing center, Executive covered parking, and rooftop patio



PROPERTY PHOTOS



ROOFTOP ACCESS



NEARBY RETAIL & DEMOGRAPHICS

DENVER 33 MIN

COLORADO SPRINGS 50 MIN

120,000 +/- VEHICLES PER DAY

IKEA

TOWNEPLACE SUITES MARRIOTT

Yard House

Perry's STEAKHOUSE & GRILLE

P.F. CHANG'S

Seasons FRESH GRILL

IN-N-OUT BURGER

Chick-fil-A

PARK MEADOWS

ORICA

SITE

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	9,760	85,801	244,032
2025 Estimate	9,269	83,071	234,094
Growth 2025-2030	5.3%	3.3%	4.2%
Average Age	40	41	40
Average Household Income	\$151,500	\$170,000	\$172,900
BUSINESS			
Workday Population	16,566	106,776	297,225

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SUB-LEASE OPPORTUNITY

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PATIO FROM THE SUITE



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