

1201 S. PARKER RD., SUITE 203, DENVER, CO 80231



**1201**  
 S. PARKER RD.  
 SUITE 203,  
 DENVER, CO 80231

**1,228 SF**  
 FOR SALE  
 OWNER/USER  
 OPPORTUNITY



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**KINSEY & COMPANY**  
 COMMERCIAL REAL ESTATE

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## Availability Information

Pricing: \$350,000  
Condo SF: 1,228 SF  
2024 Taxes: \$5,561.87

## Highlights

- Built out office with:
  - 4 private offices
  - Larger conference room
  - In suite restroom
  - Kitchenette
  - Western facing balcony
- Well maintained office park that is steps away from High Line Canal Trail
- Owner / user opportunity with the ability to rent offices for additional income
- Conveniently located off S. Parker Road, one of the main thoroughfares through Denver and Aurora.

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## Demographics

	1 Mile	3 Miles	5 Miles
Population	28,493	197,092	503,390
Average Household Income	\$80,121	\$95,875	\$102,895
Daytime Population	5,066	92,219	257,357

Source: CoStar

