

NOW OFFERED AT :
\$145,000

**IMPROVED
PRICE**



6635 S Dayton Street, Suite #240

Greenwood Village, CO 80111

Office Condominium for Sale – Dayton Plaza

Positioned near the heart of the **Denver Tech Center (DTC)**, this **1,365 SF office condominium** presents a rare opportunity for an owner-user or investor to control occupancy costs in one of Denver's most established employment hubs.

The suite features an efficient and flexible layout with **six (6) private offices**, a **large open workspace**, and **kitchenette**, allowing for a variety of professional uses.

PROPERTY HIGHLIGHTS

- Unit Size: 1,365 SF
- Layout: 6 private offices + open work area
- Kitchenette: In-suite
- Year Built: 1974
- Floor: 3rd Floor
- Zoning: MC
- Transit: Easy access to light rail
- Parking: Shared Surface
- Parking Ratio: 2.16 / 1,000 SF

PRESENTED BY:
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6635 S DAYTON STREET, SUITE #300
GREENWOOD VILLAGE, CO 801



KEY HIGHLIGHTS

- **Turnkey Office Condo** – Ideal for owner-user occupancy
- **After-Hours Secure Access** – Enhanced flexibility and security
- **Excellent Visibility** – Double-panel signage available on South Dayton Street
- **Prime Greenwood Village Location** – Close to shopping, dining, and light rail
- **Full-Service Association** – Includes utilities and janitorial services
- **Strong Parking Ratio** – Shared surface parking for staff and clients

FINANCIAL SUMMARY

- Asking Price: \$145,000
- Price PSF: \$106/SF
- HOA Dues: \$1,288/month
- Includes utilities, insurance, CAM, and snow removal

OWN FOR LESS THAN THE COST OF LEASING

Ownership provides the ability to stabilize occupancy costs and build long-term equity rather than remain exposed to rising lease rates in the Denver Tech Center.

WHY BUY VS LEASE IN DTC

Ownership Advantages

- Build equity with each payment
- Fixed long-term occupancy costs
- Control over space configuration and improvements
- Protection against rising lease rates
- Potential tax advantages*



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