

2,514 sf 2-Story Office Townhouse w/Basement for Sale and Lease | at Stonehenge: 12369 E. Cornell Ave.
in the commercial "Stonehenge at the Dam" office building complex | 12369 East Cornell Avenue, Aurora, Colorado 80014

Comfortable setting, in a more private location only blocks away from entrance onto and from both S Parker Rd and I-225 in the midst of dense populations and new retail developments



ALL PHOTOGRAPHY BOTH SIDES | COPYRIGHT © 2026 J. BARRY WINTER | ALL RIGHTS RESERVED



6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

720-941-9200 Main | 720-941-9202 Fax

Lev Cohen

720-880-2925 direct | 720-232-4118 cell

lev@weststarcommercial.com

www.weststarcommercial.com

12369C - 032626b

for sale and lease

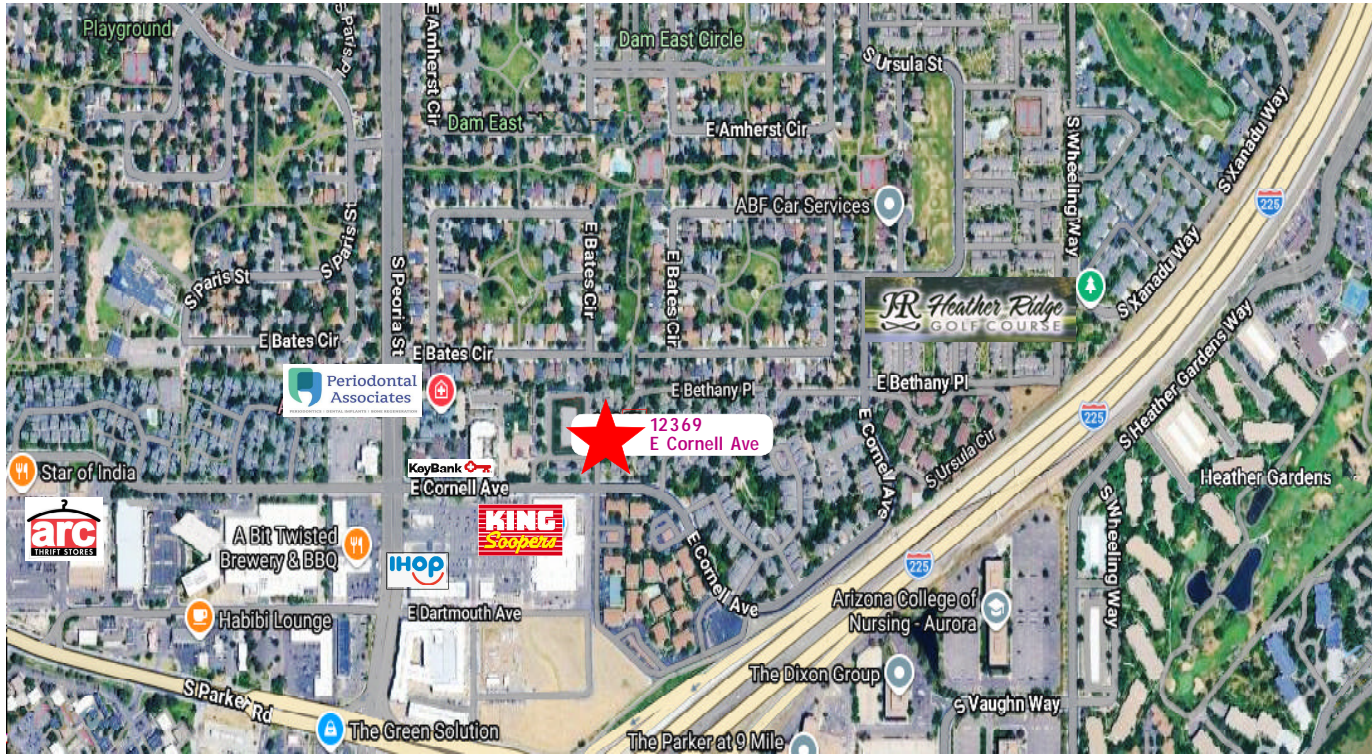
12369 E Cornell Ave is located in Stonehenge at the Dam offices complex in Aurora. This handsome stucco and brick 2,514 sf two-story commercial office building with basement was updated with new lighting, flooring and decor. Upstairs is a conference room with high exterior facing windows for natural lighting and lower interior windows on facing wall with interior view of the lower level. On the main floor are four offices, waiting area, fireplace and one restroom. The basement has two offices, an open area for 3-4 cubicles, a kitchen, storage, and another restroom with a shower. *Owner Carry options are available. Please call for more detailed information.*

property & area highlights

- ▶ **For sale:** Two-story office townhouse with full basement
- ▶ **Sale price:** \$400,000
- ▶ **Options:** *Owner Carry available*
- ▶ **Lease rate:** *Competitive rate of \$14 psf plus NNN*
- ▶ **Amenities:** *Fireplace, two restrooms, basement shower, kitchen*
- ▶ **Parking:** *Surface onsite parking & one covered parking space*
- ▶ **Highway:** *Nearby entrance to and from S Parker Rd and I-225*
- ▶ **Retail:** *Across from Nine Mile King Soopers & retail centers*
- ▶ **Residential:** *New high-rise residential developments in area*
- ▶ **VPD:** *Heavy daily traffic along S Parker Rd and Peoria St*

2,514 sf 2-Story Office Townhouse w/Basement for Sale and Lease | at Stonehenge: 12369 E. Cornell Ave. in the commercial "Stonehenge at the Dam" office building complex | 12369 East Cornell Avenue, Aurora, Colorado 80014

Comfortable setting, in a more private location only blocks away from entrance onto and from both S Parker Rd and I-225 in the midst of dense populations and new retail developments



nearly retail development

Directly across the street from Stonehenge, King Soopers anchors a large newer retail center and soon-to-be further development of residential dwellings on that property. In recent years, multiple high-rise apartment buildings have been built adjacent to the King Soopers center off S Peoria St and S Parker Rd. Across Peoria is another retail center. The entire area just outside Stonehenge is quite active in high density daily traffic and population growth, but the office townhouses are remarkably tucked away from this noisy activity in which to offer to businesses a more private and peaceful atmosphere for both owners, their employees and their clientele, with one covered parking space and plenty of other onsite parking.

Lev Cohen

720-880-2925 direct | 720-232-4118 cell

lev@weststarcommercial.com

www.weststarcommercial.com

summary & bottom line

12369 E Cornell Ave is swimming in an ocean of dense populations in surrounding areas of both residential and commercial sectors, including, new developments in both arenas as well. To the north and northeast of the property five minutes away are such enterprises (in alphabetical order) as: Arizona College of Nursing-Aurora, Black Bear Diner, Nick's Garden Center, Panera Bread, Rosie's Diner Aurora and Texas Roadhouse to name a few. A few minutes to the south is Nine Mile Station Park-n-Ride, to the west Star of India and ARC Thrift Store, and to the southwest a seven minute drive to Cherry Creek Park and Reservoir for boating, fishing, and swimming.

Bottom line: with dense populations and high activity rate, logic rules in favor of potential financial- or legal-based enterprises or the like dealing in business consulting, advertising, publication, education, or healthcare to meet the growing needs. Please call for more detailed information.

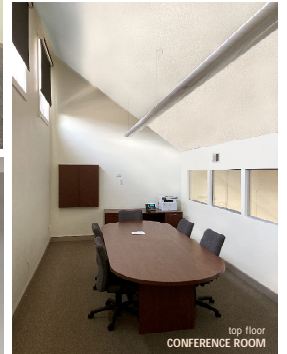
DISCLAIMER: OPINIONS MADE ABOVE ARE SOLELY ILLUSTRATIVE TO REPRESENT POTENTIAL IDEAS FOR POSSIBLE ENTERPRISES BASED ON DEMOGRAPHICS FOR THE REGION. ANY LEGAL AND/OR FINANCIAL DECISIONS MUST FIRST BE MET BY YOUR OWN DUE DILIGENCE.



main floor
OFFICE BEHIND GLASS WALL & WAITING AREA



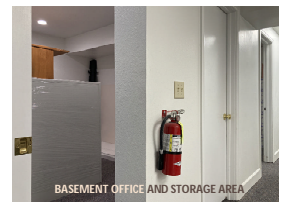
BASEMENT OFFICE AREA



top floor
CONFERENCE ROOM



main floor
WORKING FIREPLACE IN OPEN AREA



BASEMENT OFFICE AND STORAGE AREA

**Peaceful Office
Townhouse Environment
at Stonehenge**

weststar

Copyright © 2026 Weststar Commercial

All Rights Reserved

12369C - 032626b