

FOR SALE/LEASE



9085 E MINERAL AVE #180/190

Centennial, CO 80112



The Offering

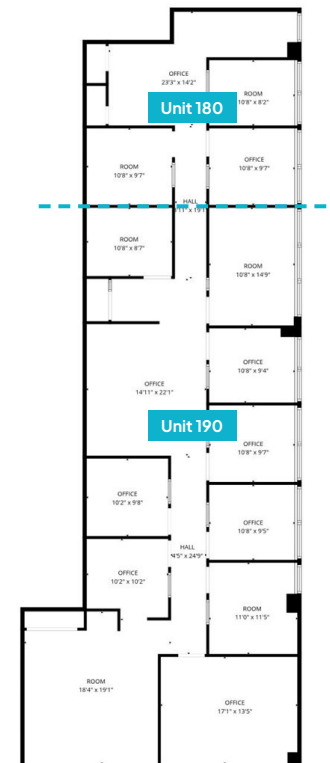
Total Sale Price	\$600,000
Sale Price (Each Unit)	Unit 180 - \$143,550 / Unit 190 - \$458,550
Lease Rate	\$23 PSF Full Service
Address	9085 E Mineral Ave #180/190
City State Zip	Centennial, CO 80112
Property Type	Office Building
Year Built	1982 / Renovated 2020
Square Footage	Unit 180 - 638 / Unit 190 - 2,038
Owner's Association (Mo)	Unit 180 - \$759.17 / Unit 190 - \$2,090.82
Taxes	Unit 180 - \$5,220 / Unit 190 - \$18,308
Parking	Open
Zoning	Commercial Condominium

Key Features

- ◆ Total Size: Two combined units 180 & 190, can be demised
- ◆ Functional mix of private offices (10), conference room (1), kitchenette (1)
- ◆ Large windows with strong natural light
- ◆ Furniture available as well
- ◆ Ample surface parking in well-maintained office park
- ◆ Quick access to I-25, E-470, Dry Creek, and County Line
- ◆ Professional business-park setting with quiet, well-managed environment

Description

Discover a prime office condo opportunity for lease and for sale (with seller financing available) at the Panorama Office Condo complex in Centennial, CO. This unit is fully built-out and features high-end finishes, including ten offices, a conference room, and a reception/waiting area. Strategically located near I-25 and E. Dry Creek Rd., the property offers excellent accessibility in a well-maintained office park.

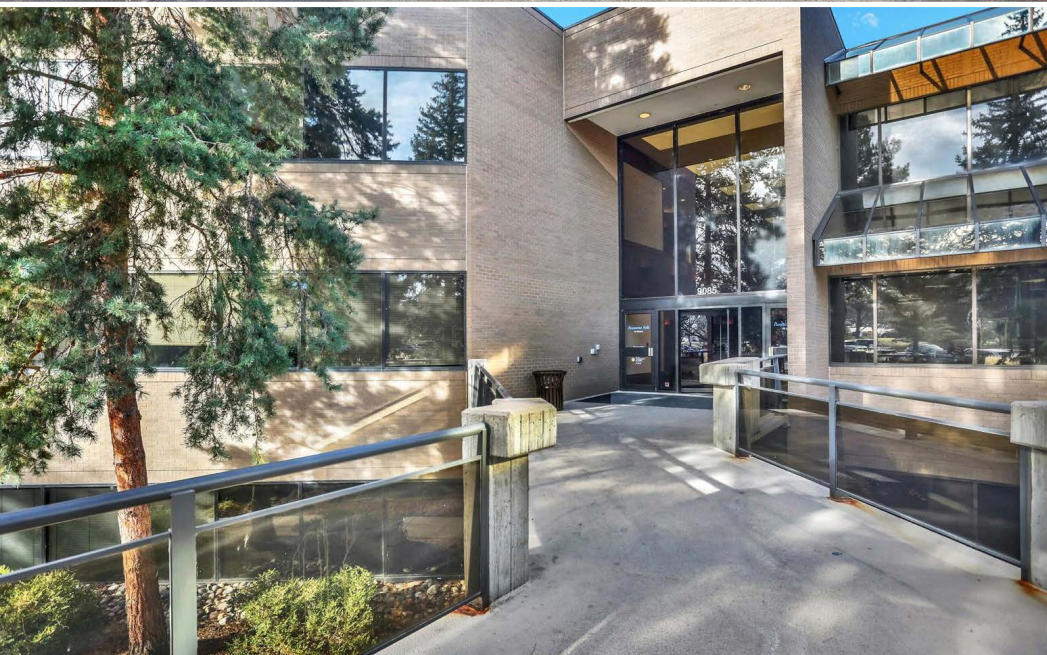


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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> PROPERTY PHOTOS



> PROPERTY PHOTOS



> LOCATION MAP



Market Demographics

1,011,035 Total Population	38.5 Median Age	\$111,664 Median Household Income	\$329,108 Median Net Worth
2.5 Average Household Size	41,035 Total Businesses	485,284 Total Employees	3.5% Unemployment Rate



Local Market Overview

Centennial, Colorado is a well-established and affluent suburban city in the Denver metro area, known for its high quality of life, strong household incomes, and educated population. With a population of just over 100,000, Centennial benefits from excellent schools, extensive parks and trail systems, and convenient access to major highways and employment centers. The local economy is anchored by professional services, healthcare, technology, finance, and aviation-related industries tied to Centennial Airport, creating a stable employment base and a business-friendly environment.

The real estate market in Centennial remains competitive, with home values well above national averages and demand supported by limited inventory and desirable neighborhoods. While price growth has moderated compared to previous years, housing values continue to hold strong, particularly in established and higher-end areas. Commercial activity is supported by mixed-use developments and regional retail hubs, though some segments have softened alongside broader economic trends. Overall, Centennial offers solid long-term appeal for residents, businesses, and investors seeking stability, income strength, and sustained suburban growth.

Property Demographics

2025 Summary	3-Mile	5-Mile	10-Mile
Population	86,800	231,366	1,011,035
Households	35,665	94,028	406,642
Families	22,045	58,861	246,300
Average Household Size	2.39	2.44	2.46
Owner Occupied Housing Units	21,009	57,773	246,366
Renter Occupied Housing Units	14,656	36,255	160,276
Median Age	39.8	39.6	38.5
Median Household Income	\$132,021	\$127,573	\$111,664
Average Household Income	\$176,861	\$172,522	\$151,619



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Charlie Cummings

Founder and Managing Broker

720-583-5794

charlie@innovate-cre.com

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