

For Sale



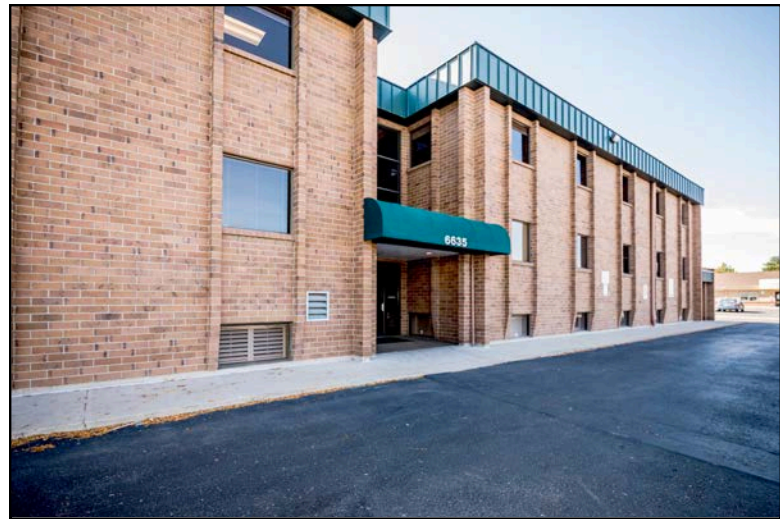
**OWN YOUR OFFICE CONVENIENTLY LOCATED NEAR THE DENVER TECH CENTER
1,365 SF PROFESSIONAL OFFICE SUITE IN GREENWOOD VILLAGE WITH LIGHT RAIL
ACCESS AND NEARBY RETAIL AND AMENITIES.**

**6635 S DAYTON STREET UNIT #240
GREENWOOD VILLAGE, CO 80111**

PROPERTY OVERVIEW

Capitalize on a rare office condominium ownership opportunity near the Denver Tech Center. This 1,365 SF suite is thoughtfully designed with six (6) private offices and a large open workspace, delivering a flexible and efficient layout suitable for professional services, consulting firms, medical or wellness administrative users, and owner-users seeking control over long-term occupancy costs.

The suite also features a convenient kitchenette, supporting daily operations and staff needs.



The functional configuration allows for collaborative work areas, private offices, or a hybrid layout depending on user requirements.

Available

**OFFERED AT \$157,500 SIZE: 1,365 SF OFFICE
CONDOMINIUM FOR SALE | DENVER TECH CENTER**

IDEAL USERS

- Professional service firms (legal, accounting, consulting)
- Technology or engineering offices
- Medical or wellness-related administrative offices (non-clinical)
- Owner-users seeking long-term cost stability
- Prime DTC Office Condo with Pedestrian Access & Transit Connectivity

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LOCATION HIGHLIGHTS

Positioned along South Dayton Street near Arapahoe Road, this property benefits from its location within one of Metro Denver's most established employment centers. The Denver Tech Center continues to attract a diverse mix of professional, technology, and service-oriented businesses due to its central access, transit connectivity, and amenity-rich environment. The property is within close proximity to numerous retail, dining, and service options, and offers excellent access to public transportation, including light rail and bus service at the Arapahoe at Village Center Station.

HOA & OWNERSHIP HIGHLIGHTS

- HOA Dues: \$1,288/month
- Monthly HOA includes:
 - All utilities
 - Condo insurance
 - Common area maintenance
 - Snow removal
 - Parking
- Fee-simple office condominium ownership
- Predictable operating costs
- Individual owner's insurance required



NEIGHBORHOOD & AREA INFORMATION

Greenwood Village is a well-established submarket within the southeast Denver metro area, recognized for its concentration of office users and proximity to major transportation corridors. The area offers a balanced mix of commercial, residential, and recreational amenities, contributing to a stable and desirable business environment.

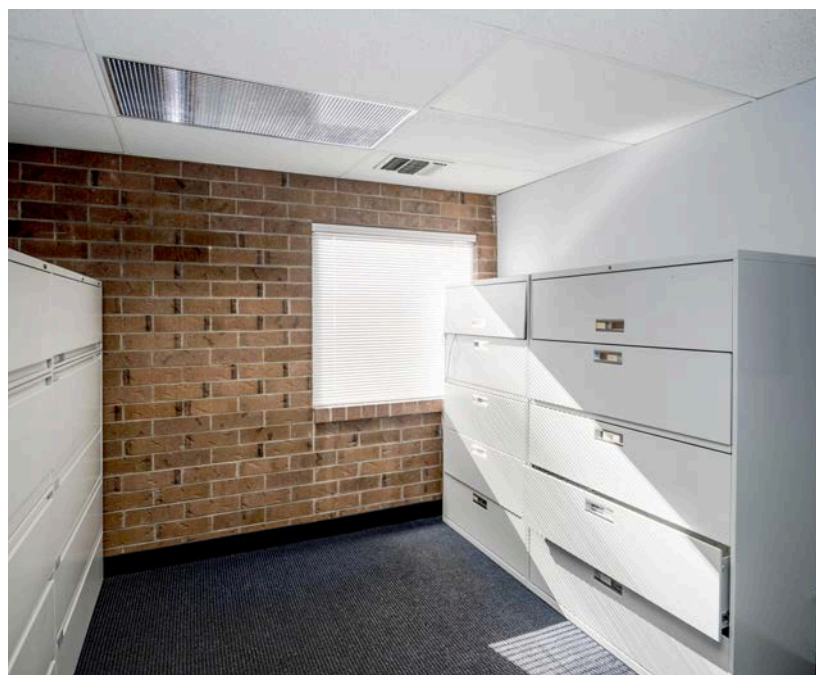
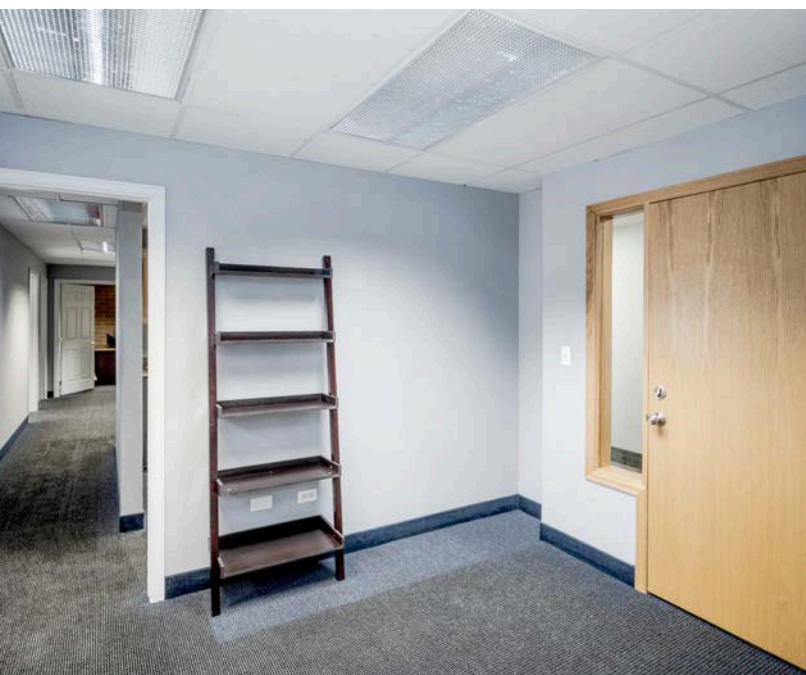
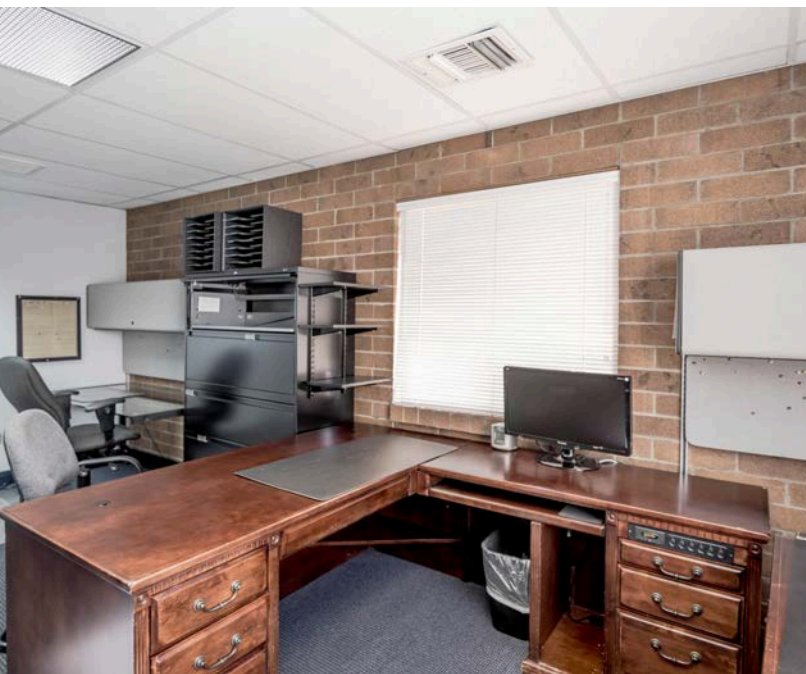
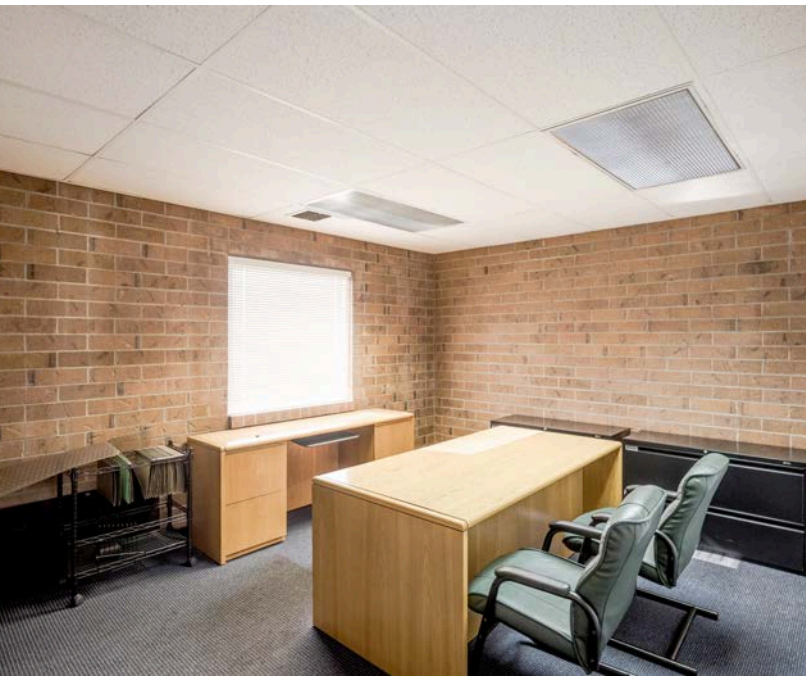
Nearby parks include:

- Walnut Hills Park
- Peakview Park
- Hunters Hill Park

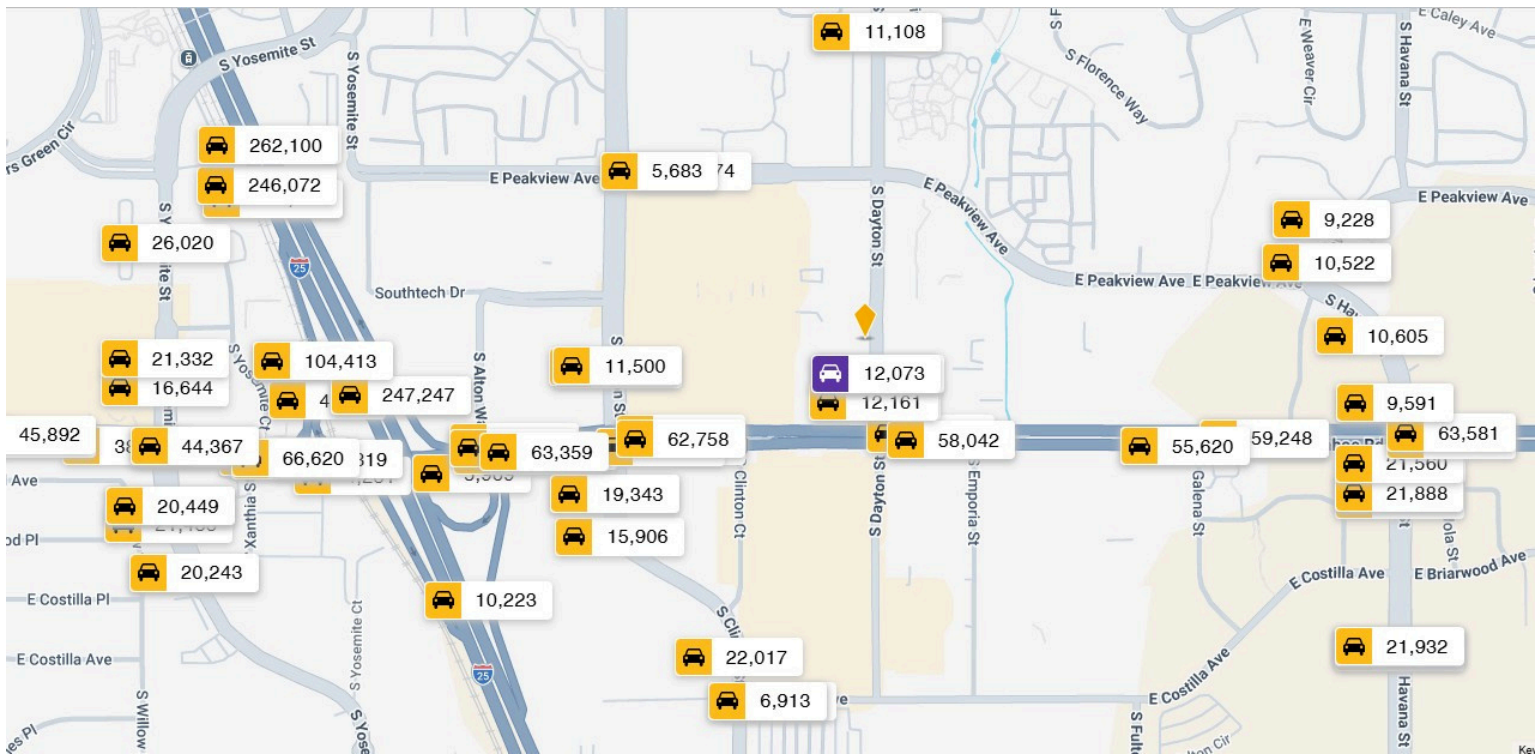
These nearby green spaces enhance the overall work environment and support employee well-being.



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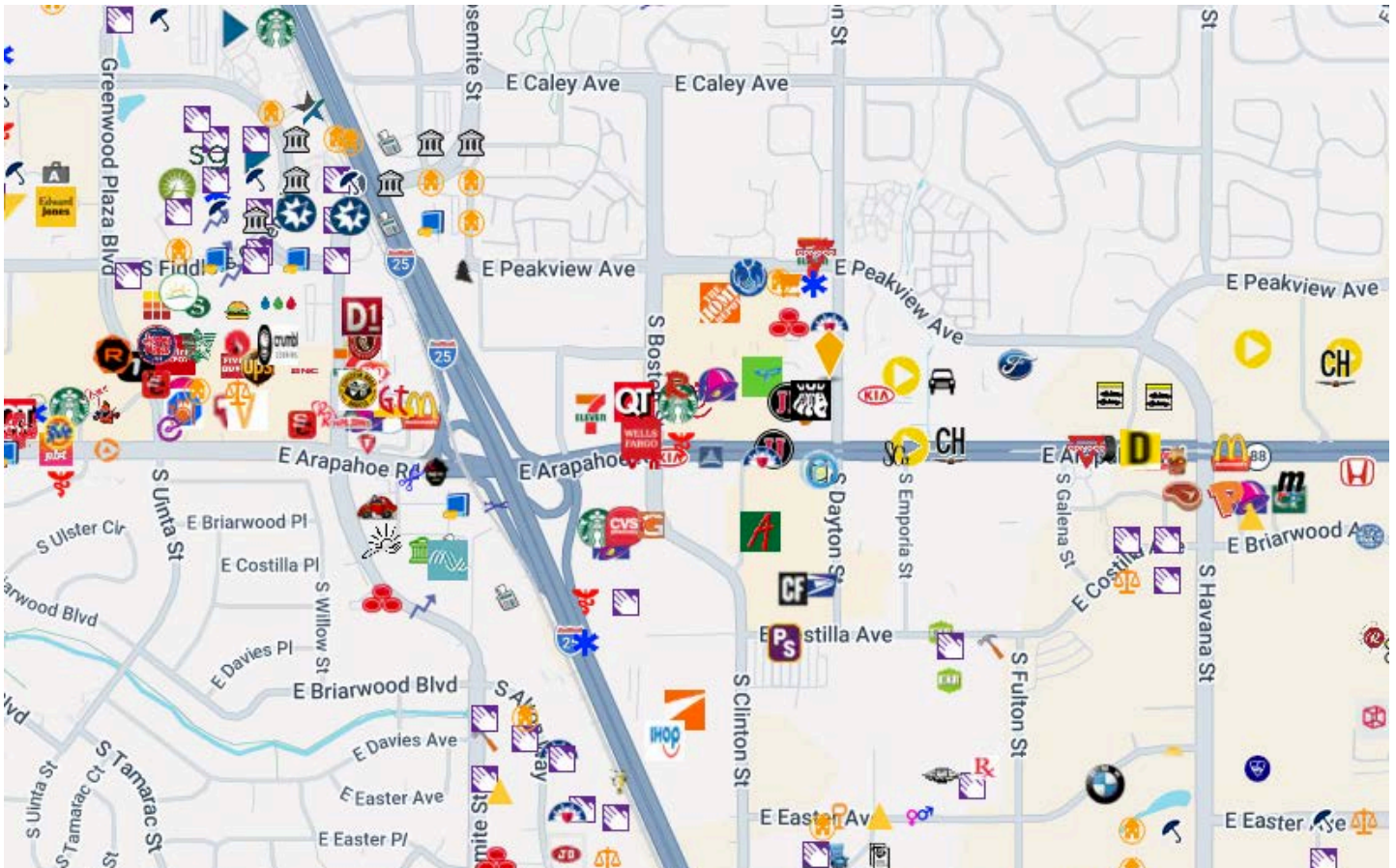


TRAFFIC COUNTS & POINTS OF INTEREST



Traffic Count Disclaimer

Traffic count data referenced in this presentation is sourced from CoStar and is considered reliable. These figures are provided for general informational use only and may change over time. Neither the broker nor the property owner guarantees the accuracy of this information. Prospective buyers, tenants, and representatives are encouraged to independently verify all traffic data as part of their due diligence.



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