

FOR SALE

9092

S. RIDGELINE BLVD.

Highlands Ranch, CO 80129



11,173 SF • PREMIER OFFICE BUILDING IN HIGHLANDS RANCH
CONTACT BROKER FOR PRICING | **SELLER FINANCING AVAILABLE**

THIS EXCEPTIONAL 11,173 SF OFFICE BUILDING

presents a rare opportunity to own a premium asset in one of the Denver Metro area's most supply-constrained and lowest-vacancy office submarkets. Ideally located in a thriving, amenity-rich corridor with excellent visibility, a newly paved parking lot, and convenient access to C-470, the property offers outstanding long-term value and strategic positioning.

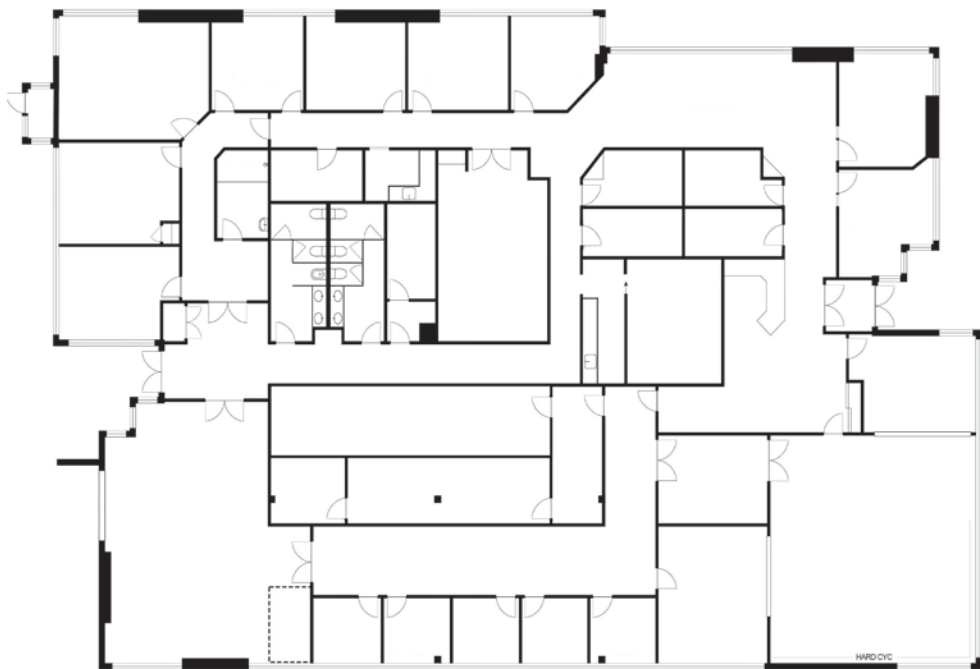
Designed with a flexible and functional layout, the building supports efficient space planning and can accommodate a wide range of professional uses—including corporate headquarters, legal or financial services, engineering firms, and healthcare. The infrastructure is well-equipped for high-tech systems and adaptable for exam rooms, procedure areas, or private offices.

With its strong curb appeal, high-expense IT infrastructure, and ample on-site parking, this property is an ideal fit for an owner-user seeking a permanent foothold in one of the region's most attractive and resilient office environments.





FLOORPLAN



KEY FEATURES:

- Single Story
- Building Signage Available
- 4:1,000 Surface Parking
- Fitness Room with Shower & Lockers
- Sprinklered Building
- 500 SF Warehouse/Storage space with 15ft ceiling and drive-in door
- High Tech Security System
- New Roof and HVAC systems
- Monthly Association Dues: \$1,647.74
- Property Taxes: \$65,362 (2024)



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