

FOR SALE



OWN YOUR SPACE IN A GROWING MARKET TWO CONTIGUOUS OFFICE CONDOMINIUMS

18335 E 103RD AVE, UNITS #201 & #202

COMMERCE CITY, CO 80022 | REUNION VILLAGE OFFICE PLAZA

PROPERTY OVERVIEW:

A rare opportunity to acquire **two contiguous, professionally designed office condominium units** totaling **4,154 square feet** in the highly sought after **Reunion Village Office Plaza**—one of Commerce City's most active and fastest growing professional and medical corridors. Built in **2010**, Units #201 and #202 were intentionally designed to operate cohesively, offering efficiency, flexibility, and long term value for both owner users and investors.

The suites feature a highly functional layout with multiple private offices, open work areas, meeting rooms, dedicated restrooms, storage, and welcoming foyers. The floor plan supports



departmental separation while maintaining seamless internal flow, making the space ideal for medical practices, professional service firms, multi-provider operations, or expanding businesses seeking control over their real estate.

Available

OFFERED AT \$1,557,750 SIZE:4,154 SF
OFFICE CONDOMINIUMS FOR SALE

INVESTMENT & OWNERSHIP HIGHLIGHTS

- Two office condominium units (#201 & #202)
- Built in 2010 with modern construction and efficient layouts
- Current use: professional office
- Strong long-term fundamentals driven by area growth
- Ideal for owner-users seeking stability, branding, and operational control
- Attractive suburban office investment in a supply-constrained market

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PRICING & FINANCIAL OVERVIEW

- Purchase Price: \$1,557,750
- Total Size: 4,154 SF
- Price Per SF: \$375.00 PSF
- Annual Real Estate Taxes (2025 payable in 2026):
 - Unit #201: \$40,174.50
 - Unit #202: \$44,881.98
 - Total: \$85,056.48

IDEAL USES

- Medical or dental practices
- Therapy, wellness, or behavioral health providers
- Insurance, financial services, or real estate offices
- Professional firms requiring multiple departments
- Investors seeking well located suburban office condominiums



PROFESSIONAL PLAZA & BUILDING DETAILS

Reunion Village Office Plaza is a well established professional destination serving the Reunion, Commerce City, and Northern Adams County communities. The plaza is home to medical, dental, chiropractic, insurance, and professional service providers, generating consistent daily traffic and long term demand.

Owners Association Dues:

- Unit #201: \$1,080.41/month
- Unit #202: \$1,237.87/month

HOA covers: common area maintenance and cleaning, restrooms, elevator operations, snow removal, landscaping, parking lot maintenance, roof and exterior upkeep, and building water utilities.

Additional owner expenses include electricity, gas, in-suite cleaning, HVAC systems, and TYCO security.



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Location, Accessibility & Nearby Amenities

Strategically positioned just off **Tower Road** and **104th Avenue**, a primary east-west arterial, the property offers excellent accessibility and convenience:

- Minutes to **Highway 2, and E-470**
- Approximately **15 minutes to Denver International Airport**
- Direct access to surrounding residential neighborhoods, retail centers, and community services.

The property benefits from proximity to a strong mix of **retail, dining, hospitality, and residential amenities**, enhancing daily convenience for employees, clients, and patients. Nearby shopping centers and services provide grocery, pharmacy, coffee, and casual dining options, while hotels along the **Tower Road, 104th Ave** and **E 470** corridors support visiting clients and regional staff.

Located adjacent to the **Reunion master planned community**, one of Commerce City's fastest growing residential areas, the site is surrounded by parks, trails, fitness facilities, schools, and neighborhood amenities supporting employee satisfaction and long term workforce retention. The concentration of nearby medical offices, professional services, and community infrastructure further reinforces the property's appeal and long term value.

Market & Growth Drivers

Commerce City and the Reunion submarket continue to experience some of the **strongest population and commercial growth in Adams County**, fueled by rapid residential expansion, rising household incomes, increasing demand for healthcare and professional services, and limited availability of owner-user office condominiums. Proximity to DIA, regional logistics hubs, and major employment centers supports both near- and long-term demand.

Summary

Opportunities to acquire over 4,000 SF of contiguous, owner-user office space in a professionally anchored, high-growth corridor are increasingly rare. Whether your goal is to control your occupancy, expand operations, or invest in a proven suburban market, this offering delivers flexibility, stability, and long-term upside.

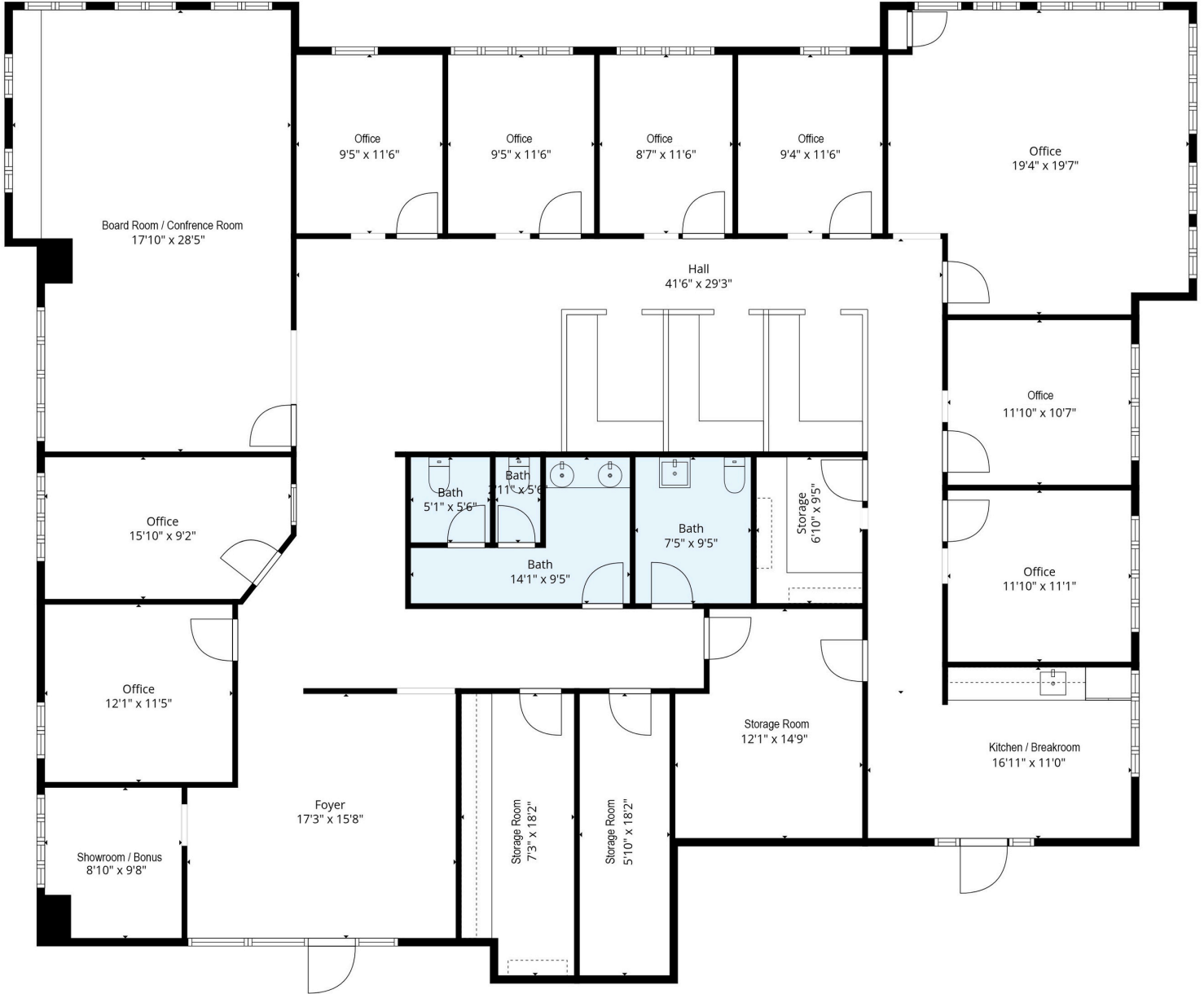
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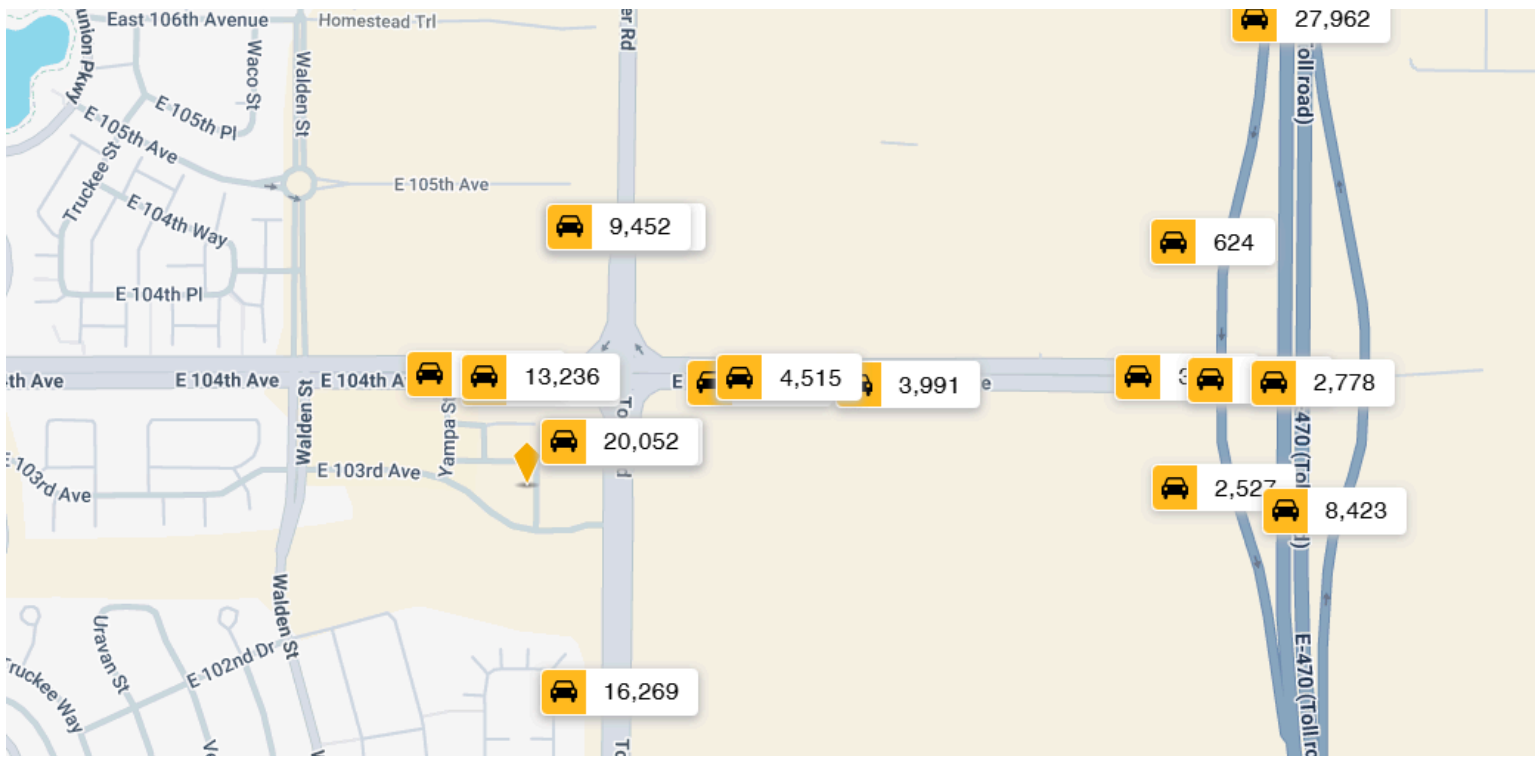


FLOORPLAN



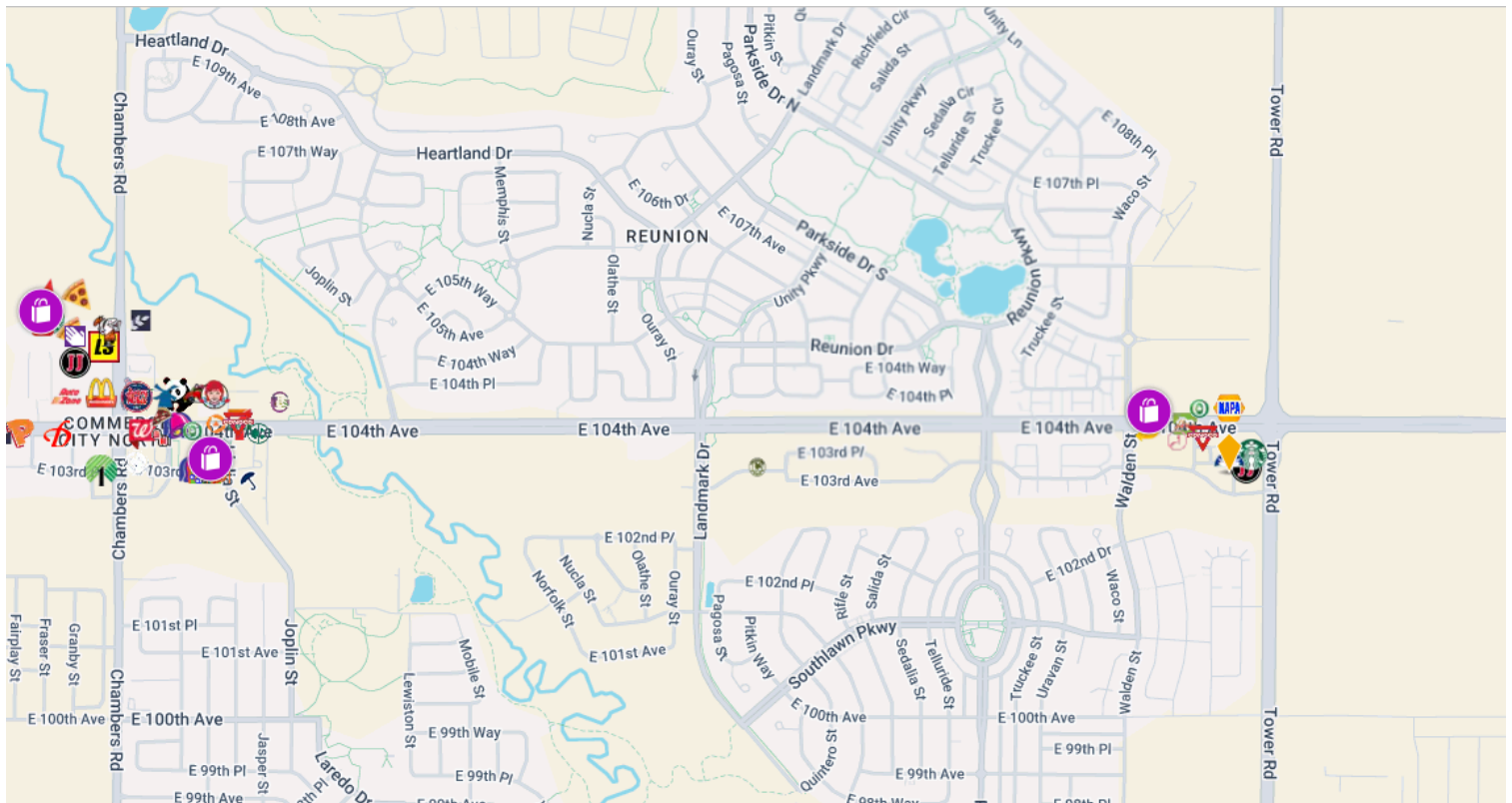
TOTAL: 4154 sq. ft

TRAFFIC COUNTS & POINTS OF INTEREST



Traffic Count Disclaimer

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