



PRICE REDUCED! | NOW FOR LEASE

MEDICAL OFFICE CONDO UNIT FOR SALE

6909 S Holly Cir Ste 150, Centennial, CO 80112

Sales Price: ~~\$975,000~~ **\$877,500**

Lease Rate: \$18/SF – \$22/SF Full Service

Total SF: 4,041 SF

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OFFERING SUMMARY

6909 S Holly Circle, Suite 150 presents a prime medical office condo opportunity now available for sale or lease at \$18/SF – 22/SF full service.

The property provides strong visibility, ample parking, and a professional setting already oriented toward medical and office users. The condo ownership structure allows flexibility for both owner-occupants and investors, while the surrounding area supports steady demand from healthcare and service businesses.

LOCATION DESCRIPTION

6909 S Holly Circle is ideally situated just off E Arapahoe Road in Centennial, providing excellent access to I-25 and the Denver Tech Center corridor. The property sits within a well-established professional and medical office area, surrounded by complementary healthcare and service users. Its campus-style setting offers ample surface parking, good signage visibility, and convenient drive-up access for patients and staff. The location combines strong regional connectivity with a quiet, professional environment suited for medical or office users.

PROPERTY HIGHLIGHTS

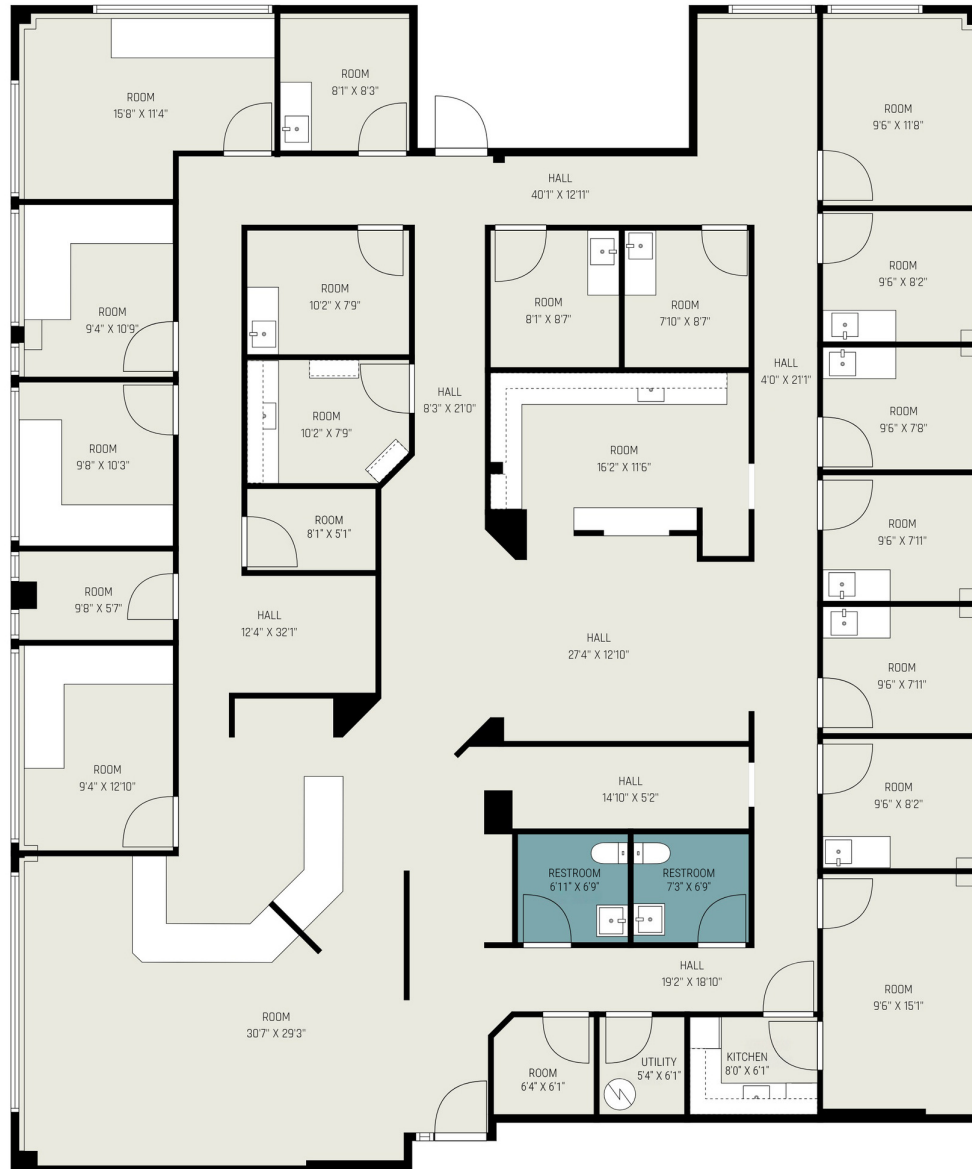
- **Excellent Accessibility:** Located just off E Arapahoe Road with quick access to I-25 and the Denver Tech Center, offering convenience for patients, clients, and staff.
- **Established Professional Setting:** Situated in a well-maintained medical and office park surrounded by complementary healthcare, wellness, and service users.
- **Ample Surface Parking:** Generous parking ratio with easy drive-up access enhances patient convenience and operational efficiency.
- **Good Visibility & Signage:** Monument and building signage options provide strong street presence within a quiet, professional environment.
- **Flexible Lease and Ownership Options:** Offered for lease at \$18–22/SF full service, providing tenants cost certainty and operational focus, with the added advantage of a condo structure that allows for future ownership or investment opportunities.

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PROPERTY SUMMARY

Address	6909 S Holly Cir Ste 150 Centennial, CO 80112
Unit 150 SF	4,041 SF
2024 Taxes	\$18,357.55
HOA (Homeowners Association) Dues	\$2,177.87/month
Sales Price	\$975,000 \$877,500
Lease Rate	\$18/SF - \$22/SF Full Service







Denver Tech Center (DTC)

E ARAPAHOE RD

S HOLLY ST

SUBJECT
PROPERTY

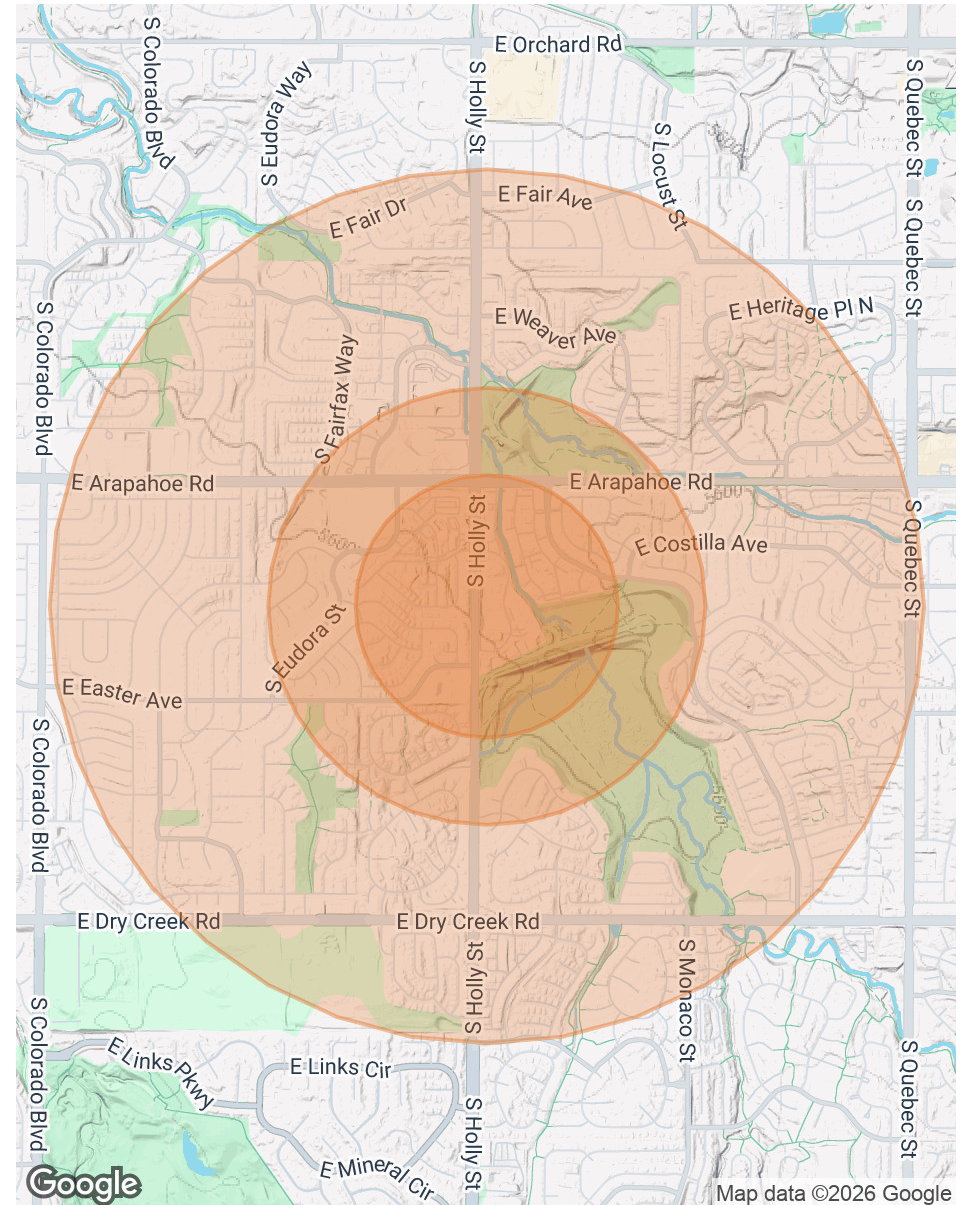




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,903	4,242	15,358
Average Age	42	43	43
Average Age (Male)	40	41	42
Average Age (Female)	44	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	780	1,746	5,984
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$159,234	\$162,737	\$179,212
Average House Value	\$775,887	\$760,419	\$788,745

* Demographic data derived from 2020 ACS - US Census



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