



PARKER, COLORADO | OWNER-USER OFFICE / MEDICAL CONDOMINIUM

19647 Solar Circle Unit B102

Parker, CO 80134 · 1,535 RSF · First Floor · Offered at \$560,000

1,535
RENTABLE SF

\$560K
ASKING PRICE

\$365
PRICE PER SF

\$527
MONTHLY HOA

2008
YEAR BUILT

01 Property Overview

19647 Solar Circle, Unit B102 | Parker, CO 80134

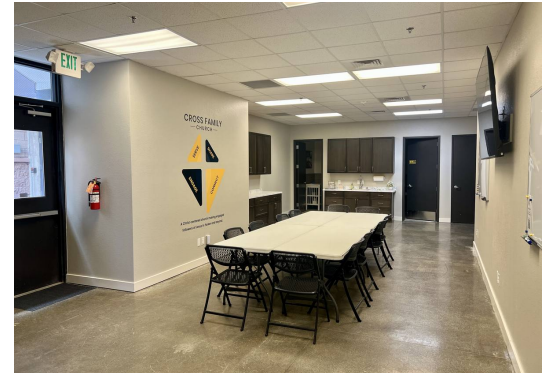


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Investment Highlights

- Turn-key, fully built-out first-floor condo with polished concrete floors, and premium millwork
- Dual ADA-compliant private restrooms plus galley kitchen breakroom
- Monthly ownership cost at or below a comparable NNN lease
- SBA 504 financing available at 10% down (\$56,000 minimum)
- Immediate equity accumulation vs. sunk lease expense
- Front-loaded tax shield via cost segregation and accelerated depreciation
- Ideal for medical, dental, therapy, or professional services
- Less than 10 minutes to Kaiser Permanente and Centura Parker Adventist Hospital

VOLUME I · EXECUTIVE SUMMARY & PROPERTY OVERVIEW

The Opportunity

19647 Solar Circle, Unit B102 offers a premium, turn-key commercial office condominium perfectly tailored for an owner-user seeking stability, equity growth, and operational control. Located within a highly desirable, institutional-grade office park in Parker, Colorado, this 1,535 RSF asset is ideally configured for medical, wellness, corporate, or technology users.

Featuring a high-end interior buildout with polished concrete floors, tall ceilings, private offices, dual ADA-compliant restrooms, and a functional galley kitchen, the property delivers a sophisticated corporate image without the unpredictable costs of a commercial lease.

Strategic Location

Positioned moments from South Parker Road (Hwy 83) and E-470, the property provides seamless regional connectivity to the Denver metropolitan area, Denver International Airport, and the affluent neighborhoods of Douglas County. Parker represents one of Colorado's most economically resilient submarkets, with a median household income exceeding \$138,000.

Owner-User Financial Dynamics

Acquiring this asset allows a business owner to transition away from leasing and redirect capital into a wealth-building vehicle. Using SBA 504 or traditional 20% down financing, monthly carrying costs closely mirror or beat market rental rates - while building equity in a tangible, appreciating asset.

Core Property Highlights

- Contemporary polished concrete flooring, wood accent doors, and premium finishes throughout
- Welcoming entry lobby, 2 large private offices/conference areas, open-concept administrative space
- Private galley kitchen breakroom and 2 fully finished ADA-compliant restrooms
- Eliminates landlord dependency, freezes long-term real estate costs, builds corporate equity
- Premium submarket with ample surface parking and high-visibility wellness co-tenants



Main Open Workspace - Polished Concrete Floors

1,535

RSF

1,364

USF

12.5%

LOAD FACTOR

\$560K

ASKING PRICE

\$365

PRICE/SF

2008

BUILT

Ideal User Types

Medical / Dental · Wellness / Therapy · Professional Services · Corporate Office · Technology / Consulting

HOA Assessment

\$527.49/month (\$6,329.88/yr) covers exterior maintenance, roof reserves, snow removal, landscaping, trash, and common area insurance.

03 Property Highlights & Specifications

19647 Solar Circle, Unit B102 | Parker, CO 80134

Property Overview

Address	19647 Solar Circle, Unit B102, Parker, CO 80134
Rentable Square Footage	1,535 RSF
Usable Square Footage	1,364 USF
Core / Load Factor	~12.5%
Floor Level	Ground Level / First Floor
Year Built / Build-Out	2008 / ~2015
Zoning	Commercial / Professional Office (Town of Parker)
Asking Price	\$560,000
Price Per RSF	\$364.82/RSF

HOA / Assessments

Monthly Assessment	\$527.49/month
Annual Assessment	\$6,329.88/year
HOA Cost Per RSF	\$4.12/RSF

Includes **Exterior maint., roof reserves, snow removal, landscaping, trash, common area insurance**

Interior Specifications

- **Flooring:** Industrial-grade professionally polished concrete throughout main entry and reception
- **Doors & Glazing:** Solid wood accent doors with premium hardware; large perimeter windows providing abundant natural light
- **HVAC:** Independent forced-air system with dedicated digital thermostat inside unit
- **Kitchen:** Private galley breakroom with durable cabinetry, stainless sink, and refrigerator hookups
- **Restrooms:** 2 private restrooms fully finished to complete ADA accessibility standards
- **Facade:** High-image architectural exterior with energy-efficient perimeter windows



Galley Kitchen - Custom Dark Cabinetry with Laminate Countertops



ADA Restroom 1



ADA Restroom 2



Close Up - ADA Restroom & Kitchen Area

Building Facade

Institutional-grade architectural stone and stucco exterior delivers a high-image corporate profile with expansive, energy-efficient perimeter windows. Dedicated surface parking directly in front of unit.

All square footage calculations, structural dimensions, and specifications are compiled from historical architectural blueprints and municipal records. Provided for illustrative marketing purposes only. Prospective buyers must retain an independent licensed architect or surveyor to verify physical dimensions prior to finalizing a purchase.

04 Floor Plan Analysis & Spatial Data

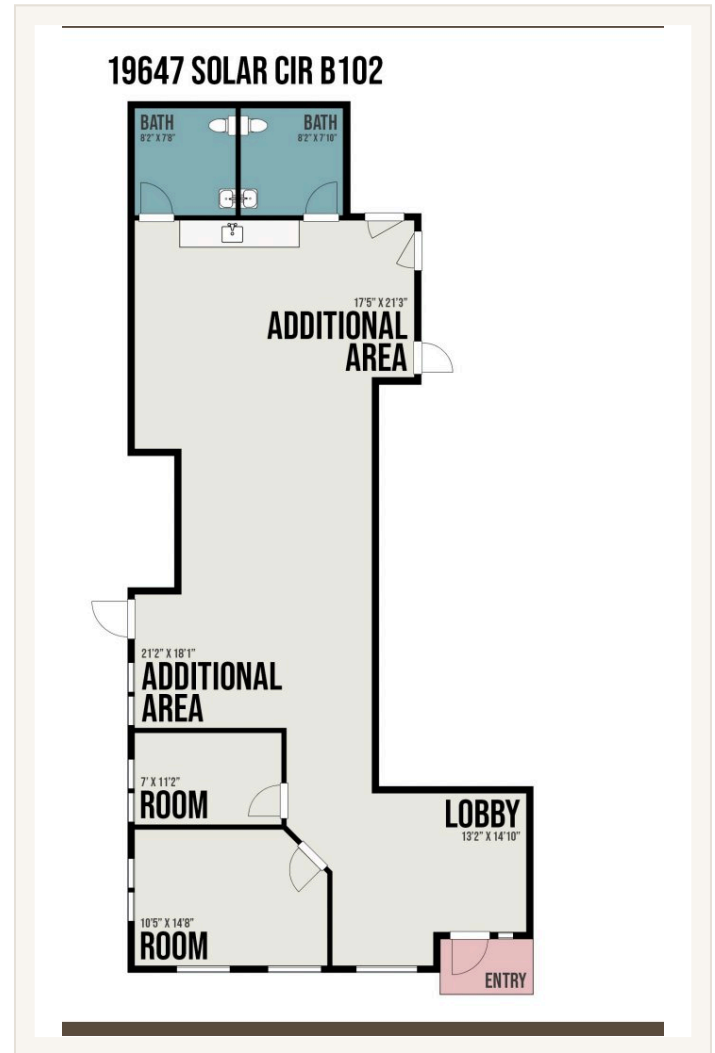
Architectural Efficiency Breakdown

The suite features an exceptionally low 12.5% Core Factor, ensuring the owner-user maximizes their usable working footprint. The layout flows from a public entry zone into a flexible core workspace, culminating in private perimeter executive offices and dual private rest facilities.

ROOM-BY-ROOM DIMENSIONS

Room	Dimensions
Entry	Vestibule
Additional Area (Upper)	17'5" x 21'3"
Additional Area (Lower)	21'2" x 18'1"
Room (Upper Left)	7' x 11'2"
Room (Lower Left)	10'5" x 14'8"
Lobby	13'2" x 14'10"
ADA Bath 1	8'2" x 7'8"
ADA Bath 2	8'2" x 7'10"

ACTUAL FLOOR PLAN



Unit B102 - Actual Floor Plan | Not to Scale

Spatial Configuration Notes

Entry opens into the Lobby (13'2" x 14'10") flowing into two large Additional Areas. Two private rooms anchor the west end. The layout is highly adaptable for medical, dental, wellness, or multi-office professional users, with dual ADA restrooms at the north end.

Dimensions extracted from legacy architectural records. Broker recommends field verification via laser measurement by a licensed space planning specialist prior to committing capital to tenant improvements or custom millwork orders.

VOLUME II · MARKET ANALYSIS & FINANCIAL MODELING



Unmatched Exposure & Regional Access

19647 Solar Circle is positioned steps from South Parker Road (Hwy 83), commanding exposure from over 56,000 passing vehicles daily along the main highway trunk, with an additional 19,000+ daily vehicles along neighboring Mainstreet. Effortless navigation for clients, patients, and staff via E-470 provides direct connectivity to Denver International Airport and the full I-25 corridor.

DISTANCE TO KEY NODES

E-470 / Hwy 83 Interchange	< 3 minutes
Downtown Parker Mainstreet	Adjacent / Walking
King Soopers / Target	< 3 minutes
Kaiser Permanente Parker	< 10 minutes
Centura Parker Adventist Hospital	< 10 minutes
Denver International Airport (DIA)	~30 min via E-470

56,000+
DAILY VEHICLES
S. PARKER RD (HWY 83)

19,000+
DAILY VEHICLES
MAINSTREET

Retail & Lifestyle Anchors

Unit B102 is adjacent to the historic Downtown Parker Mainstreet District, driving high-frequency daily consumer foot traffic directly past the office complex. Parker Station and The PACE Center serve as the cultural and civic heart of town. The surrounding retail corridor features grocery anchors, financial branches, coffee shops, and restaurants within a 3-minute drive.

Medical & Wellness Synergy

The condo complex is recognized as a hyper-local wellness destination, creating built-in cross-referral opportunities for a new healthcare occupant. High-end co-tenants within the building include:

- **Aesthetics 360 Face & Body Center** - Premium medical aesthetics provider on the second floor
- **Parker Natural Medicine** - Established naturopathic and integrative medicine practice

This co-tenancy positions Unit B102 firmly within Parker's primary medical trade ecosystem - a significant advantage for any healthcare or wellness operator seeking walk-in and cross-referral patient flow.

Parker PACE Center & Mainstreet District

The adjacent PACE Center is one of the Front Range's premier performing arts venues, drawing thousands of visitors per month to the immediate trade area. This proximity drives consistent daytime and evening foot traffic past the building's storefronts year-round.

Traffic counts synthesized from municipal tracking records. Vehicle counts subject to seasonal variance. All location descriptions provided for illustrative site-selection context only.

06 Parker Submarket

Demographics

19647 Solar Circle, Unit B102 | Parker, CO 80134

72,147

TOTAL POPULATION

\$138,381

MEDIAN HH INCOME

36.2

MEDIAN AGE

Population & Growth

Parker's incorporated population of approximately 72,147 residents reflects a steady annual growth rate of ~2.45%, positioning the submarket as one of Colorado's most dynamic and consistently expanding suburban trade areas. The median age of 36.2 years indicates a prime working-age demographic - a major selling point for medical, dental, wellness, or professional office services.

Household Wealth Metrics

Median Household Income	\$138,381 - \$139,826
HH Exceeding National Average	66%+
Median Home Sale Price	\$650,000 - \$725,000
Annual Population Growth	~2.45%

Labor & Education Profile

White Collar Workforce	93%
Blue Collar Workforce	7%
Bachelor's Degree or Higher	56.9%
Graduate / Professional Degree	20.2%
Work From Home / Hybrid	24.5%

Demographic parameters modeled from municipal census compilations, commercial brokerage data networks, and geographic software frameworks. Delivered as general market background context only.

Parker by the Numbers

POPULATION GROWTH	EDUCATION LEVEL
+2.45% Annually	56.9% Degreed
HOME VALUES	WHITE COLLAR
\$650K - \$725K	93% of Workers

The WFH Opportunity

Over 24.5% of the local workforce telecommutes. This structural shift drives massive demand for hyper-local services - executive suites, medical offices, and wellness concepts - as residents increasingly prioritize completing healthcare visits and errands close to home rather than commuting into Denver. A business at this address directly captures that demand.

Why This Demographic Profile Matters

At \$138,000+ median household income, Parker residents represent one of the highest-spending consumer bases in Colorado. This affluent, educated, and health-conscious population directly supports premium pricing power for medical, dental, legal, financial planning, and wellness businesses operating from this address.

07 Financial Modeling & Ownership Comparison

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The matrix below illustrates estimated monthly holding costs under two ownership scenarios versus a standard NNN lease. All figures are illustrative only - prospective buyers must consult with a qualified commercial lending institution.

Financial Metric	Option A Market Lease Alternative	Option B SBA 504 Loan (10% Down)	Option C Traditional Loan (20% Down)
Target Purchase Price	N/A	\$560,000	\$560,000
Initial Down Payment	\$8,570 (1st Mo. + Deposit)	\$56,000	\$112,000
Base Loan Amount	N/A	\$504,000	\$448,000
Monthly P&I / Base Rent	\$3,070.00 (\$24.00/SF)	\$3,360.00 (Illustrative)	\$3,096.00 (Illustrative)
Monthly HOA Assessment	Included in NNN	\$527.49	\$527.49
Est. Monthly Property Taxes	Included in NNN	\$550.00	\$550.00
Utilities & In-Suite Maint.	\$150.00 (Tenant Paid)	\$150.00	\$150.00
Total Monthly Outflow	\$4,285.20 / month	\$4,587.49 / month	\$4,323.49 / month
Long-Term Equity Build	\$0.00 (Sunk Expense)	Real Estate Equity Build	Accelerated Equity Build

The 20% Down Traditional Pitch

By deploying a \$112,000 down payment, the owner-user minimizes debt service to \$3,096.00 monthly. Total all-in cost drops to \$4,323.49 - **lower than renting comparable office space in Parker**. This scenario insulates the operating business from rent inflation while building real estate equity.

The SBA 504 Entry Path

For capital-preservation minded buyers, the SBA 504 structure allows acquisition with just \$56,000 down. The resulting \$4,587.49/month all-in cost nearly matches a market-rate lease - but every P&I dollar builds equity in an appreciating asset rather than paying rent.

Buy vs. Lease - The Core Thesis

- **Rent inflation protection:** Fixed mortgage shields the business from lease escalations in Parker's growing market
- **Equity accumulation:** Each payment builds ownership in a \$560,000 appreciating asset
- **Operational control:** No landlord approval required for improvements, signage, or hours
- **Exit optionality:** Sell at market, lease to a tenant, or hold as passive income post-occupancy
- **Balance sheet strength:** Real property improves corporate financials for future lending capacity

Financial models are entirely illustrative. The broker is not a financial planner, licensed CPA, or commercial mortgage broker. Consult a qualified commercial lending institution for precise figures and eligibility.

Accelerated Capital Recovery via Cost Segregation

Under standard federal tax rules, commercial real estate is written off over a fixed 39-year lifespan. An owner-user purchasing Unit B102 can utilize a professional Cost Segregation Study - an engineering-based process that isolates non-structural components and reclassifies them into 5-, 7-, or 15-year personal property categories - dramatically shortening the recovery timeline.

Components eligible for accelerated treatment within this unit include the polished concrete flooring, custom kitchen millwork, dedicated plumbing fixtures, and specialized office electrical feeds.

Maximizing First-Year Write-offs

By moving components into shorter recovery periods, the purchasing entity applies accelerated depreciation methods that generate a substantial, front-loaded tax shield during the initial years of ownership. The resulting non-cash losses offset the active operating income of the occupying business, improving short-term cash reserves and lowering immediate tax liabilities.

Cost Segregation - How It Works

- **Standard CRE Depreciation:** 39-year straight-line schedule per IRS rules
- **Segregated Components:** Flooring, millwork, fixtures, electrical reclassified to 5-7-15 year schedules
- **Bonus Depreciation:** Eligible components may qualify for substantial first-year bonus write-off (verify current IRS phase-down schedule with your CPA)
- **Net Effect:** Meaningful non-cash losses in years 1-3 that offset active business income, improving cash flow during the critical early ownership period



Premium Interior Build-Out - Components Eligible for Accelerated Depreciation

Key Tax Strategy Components - possible for use

Polished Concrete Flooring

Eligible for 5-7 year reclassification; one of the highest-value segregation targets in the unit

Custom Kitchen Millwork

Cabinetry, countertops, and fixtures qualify as personal property under cost segregation rules

Electrical & Plumbing Improvements

Dedicated HVAC, specialized circuits, and plumbing fixtures classified at 15-year recovery

Architectural

Non-structural architectural elements eligible for accelerated depreciation schedules

Tax planning concepts are introduced for illustrative marketing context only. The broker does not hold active CPA licensing. Real estate tax treatment rules fluctuate based on corporate classification structures. Consult your independent tax advisor before executing any capital real estate transaction.

Master Confidentiality Notice

The information contained in this Offering Memorandum ("OM") is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from the listing agent/owner and should not be made available to any other person or entity without express written consent.

Financial & Tax Estimates Only

This OM has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. All information regarding commercial loan structures, interest rates, down payment scenarios, cost segregation studies, and bonus depreciation benefits is purely illustrative and hypothetical.

No Professional Advice Provided

The presenter of this information is explicitly not providing tax, legal, or financial advice. Commercial real estate financing options and tax codes are subject to change and vary greatly based on individual corporate structures and financial profiles.

Independent Verification Required

The information contained in this OM has been obtained from sources we believe to be reliable; however, the agent/owner has not verified, and will not verify, any of the information contained herein. The agent/owner makes no warranty or representation regarding the accuracy or completeness of the information provided.

All potential buyers must verify all information herein, including consulting with their own independent legal counsel, certified public accountants, and commercial lending institutions prior to making a purchase decision.

Presented Exclusively By

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Next Steps for Qualified Buyers

- Schedule a private property tour with the listing broker
Engage a commercial lender to pre-qualify financing (SBA 504 or conventional)
- Commission independent inspection and ADA compliance review
Submit a Letter of Intent (LOI) with proposed purchase terms

All Inquiries

All property inquiries, tour requests, and offer submissions should be directed exclusively through the listing broker. Do not contact the current occupant directly.

19647 Solar Circle, Unit B102 · Parker, CO 80134

1,535 RSF | \$560,000 | Owner-User Office / Medical Condominium

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