

FOR SALE



**FROM LEASE PAYMENTS TO LASTING VALUE
MAKE THE MOVE TO OWNERSHIP.**

6635 S DAYTON ST #140

GREENWOOD VILLAGE | DAYTON PLAZA CONDOMINIUMS

PROPERTY OVERVIEW:

Position your business for long-term success in one of Denver's most established employment corridors. This **professionally designed, move-in-ready office condominium** offers an exceptional opportunity for an owner-user or investor seeking cost control, stability, and equity growth near the heart of the **Denver Tech Center (DTC)**.



Price Improvement NOW OFFERED AT \$179,550 SIZE: 1,616 SF (1,293 USABLE) OFFICE CONDOMINIUMS FOR SALE

INVESTMENT & OWNERSHIP HIGHLIGHTS

- Asking Price: \$179,550
- Total Size: 1,616 SF (1,293 SF Usable)
- Building Type: Office Condominium
- Project: Dayton Plaza Condominiums
- Location: Greenwood Village / DTC
- Parking Ratio: 2.16:1,000 (shared surface parking)
- 2025 Taxes (Payable 2026): \$5,405.86
- HOA Dues:
- \$1,161.69/month
- \$58.07/month (reserves)

TURNKEY OFFICE CONFIGURATION

- Professional reception / waiting area
- 4 private offices
- Kitchen / break room
- Dedicated storage & IT room
- Two separate entrances/exits for operational flexibility



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KEY FEATURES & AMENITIES

- Turnkey Office Environment - Ready for immediate occupancy
- After-Hours Secure Entry System - Enhanced access and security
- High-Visibility Signage - Double-panel exposure along S. Dayton Street
- Prime DTC Location - Immediate access to I-25, light rail, dining, and retail
- Full-Service Association Includes:
 - Utilities
 - Janitorial (including in-suite cleaning)
 - CAM (Common Area Maintenance)
 - Insurance
 - Snow removal
- Responsive Owners Association - Professionally managed asset

INVESTMENT ADVANTAGE: OWN VS. LEASE

Own for Less - Offered at \$189,000

This competitively priced asset provides a compelling alternative to leasing in a rising rental market:

- Build Equity with each payment at an accessible acquisition price
- Stabilize Occupancy Costs with predictable monthly expenses
- Lower Entry Point compared to typical DTC office opportunities
- Control Your Space - Customize layout and improvements
- Hedge Against Rising Lease Rates in a high-demand submarket
- Potential Tax Advantages* through ownership
- Bottom Line:
- Acquire a professionally finished office condo in DTC for under \$200,000 and convert occupancy costs into long-term value creation.

*Consult a tax professional for specific guidance.



LOCATION ADVANTAGE

Strategically located in Greenwood Village, this property offers:

- Excellent connectivity to I-25 and major arterial routes
- Proximity to RTD light rail stations
- Immediate access to restaurants, retail, and business services
- Positioning within a high-demand Denver Tech Center submarket

POSITION YOUR BUSINESS FOR LONG-TERM SUCCESS

This offering presents a rare opportunity to secure ownership in DTC with a functional layout, strong asset management, and a price point designed to drive value.

Secure your space today and turn occupancy into ownership.

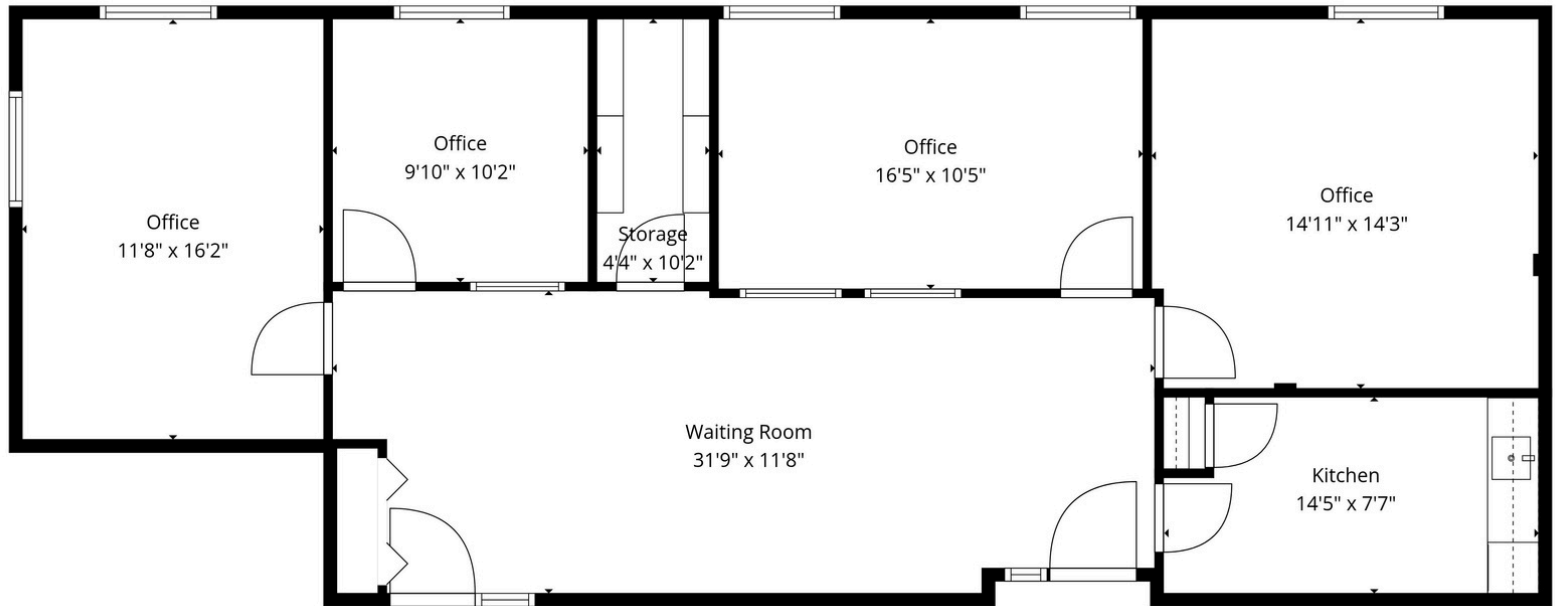


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FLOORPLAN & TENANT INFORMATION



Total: 1175 sq. ft
 1st Floor: 1175 sq. ft
 Excluded Areas: Storage: 44 sq. Ft, Walls: 82 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Dayton Plaza: 6635 S. Dayton

FIRST FLOOR

	SUITE #
Epic Web Results.....	100
Nu Skin Aesthetics.....	120
L2 Cyber Solutions	130
Mountain Vista Psychology, PLLC.....	140
Brooklin & Associates, Inc.....	150
Grief Journey, Linda Coughlin Brooks, RN, BSN CT.....	150A

SECOND FLOOR

	SUITE #
American Business Advisors, Inc.....	200
Fiduciary Counsel	
Apex Business Solutions/ Rosies Diner Corporate.....	210
State Farm Insurance-Miok Fowler.....	220
Bill Roach Agency Inc.....	250

THIRD FLOOR

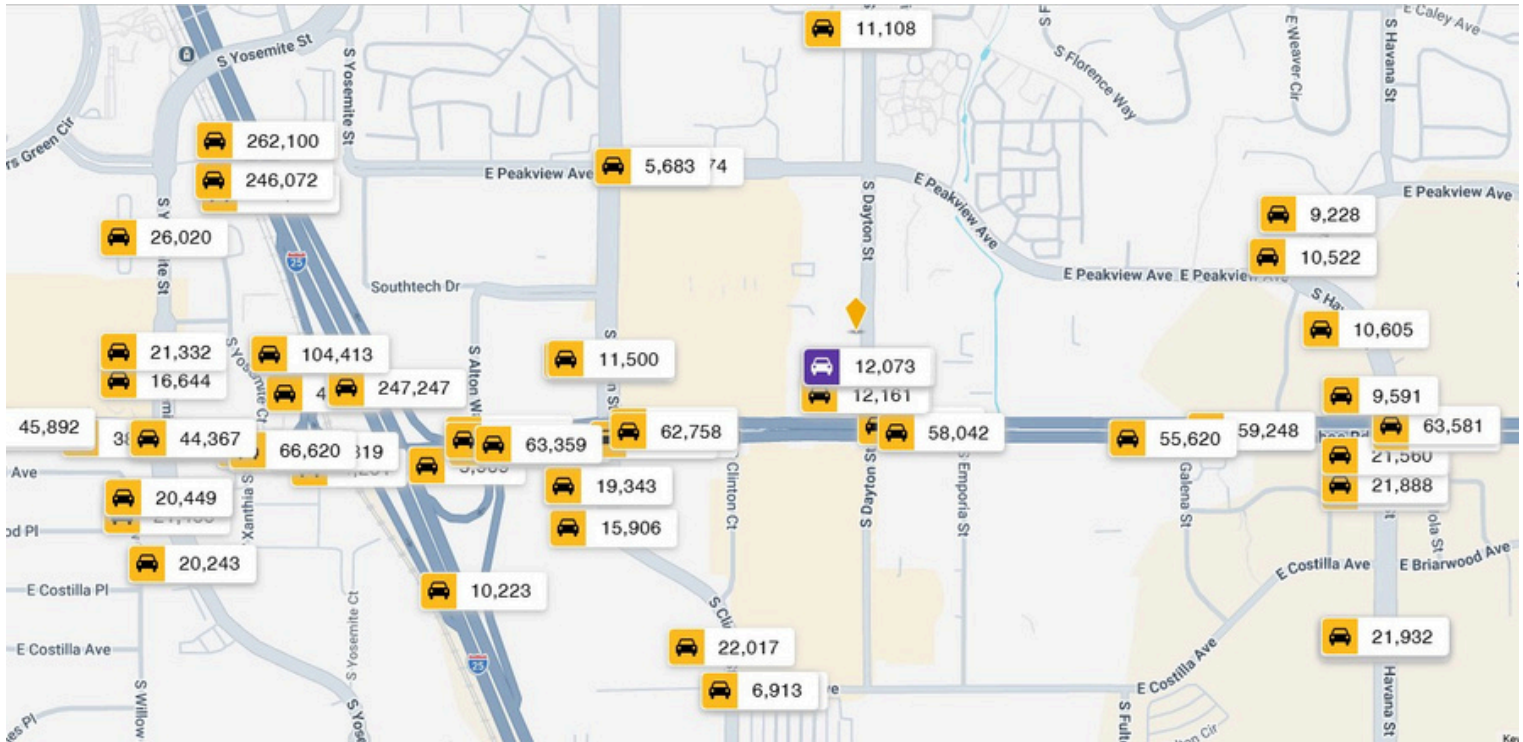
	SUITE #
PostScan Mail & Certifix Live.....	310
State Farm-Beth Bales.....	320
Jodi Page Insurance.....	330
Denise Breinig-Glunz, LCSW	350
Elizabeth Low, LCSW	
Sunahara Insurance Agency	360
Santa Fe Suds Car Wash	



Property Management: 303-800-4700

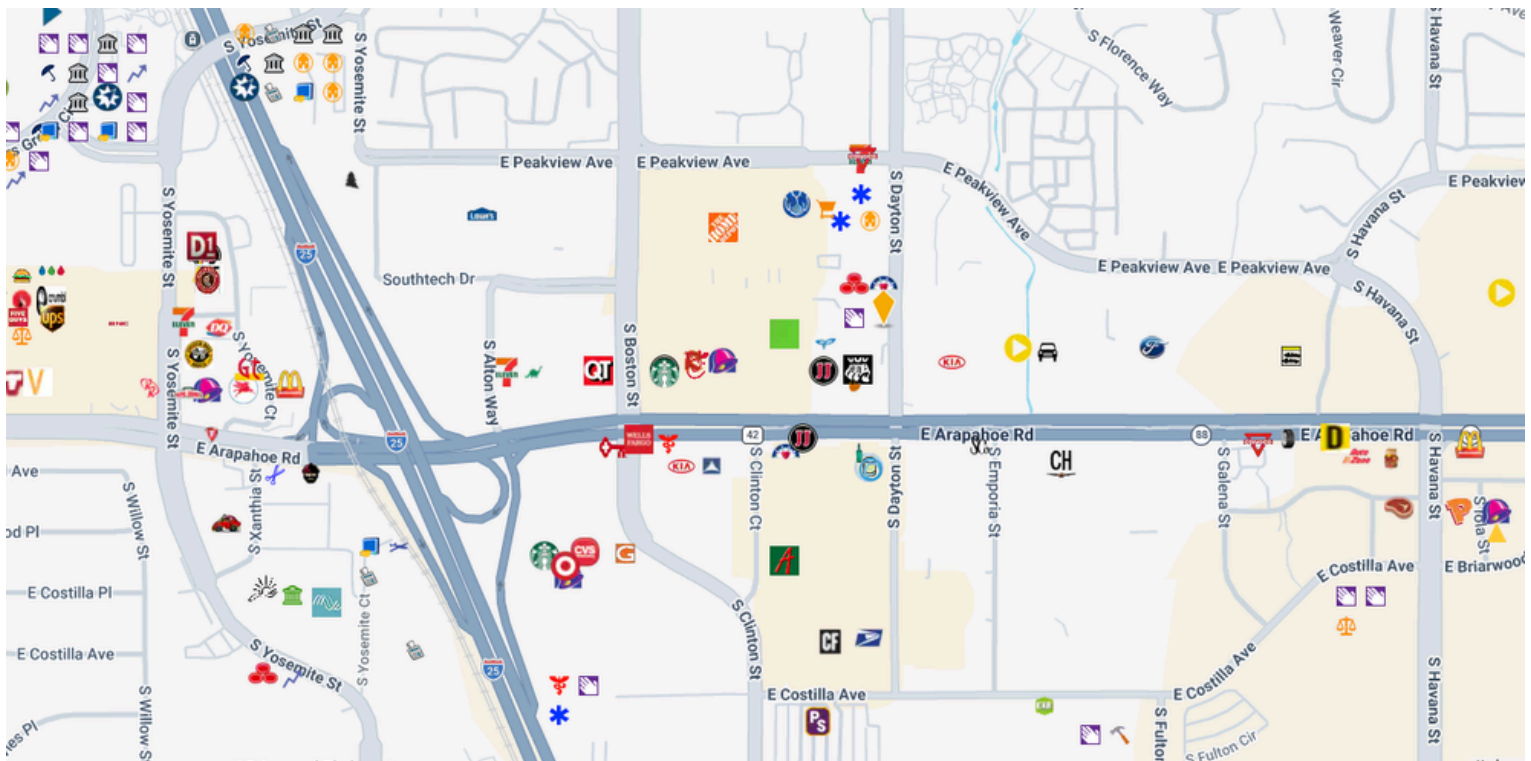
Emergency After Hours: 303-231-6800

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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