

1231 S. Parker Rd., Unit #100 · Denver, CO 80231 · Creekside at Highline



Corner Unit Exterior



Inviting Reception Area



Front Entry & Exterior

1,205 SF

TOTAL SQUARE FEET

3

PRIVATE OFFICES

6

PARKING SPACES

Ground Level

NO-STAIR ACCESS

B-1

COMMERCIAL ZONE

\$648/mo

HOA INCL. UTILITIES

ABOUT THIS PROPERTY

Discover a prime opportunity to own a recently remodeled commercial office condo in a highly accessible, central Denver location. Previously utilized as a medical office, this adaptable space suits a wide range of professional, medical, or service-based businesses. The floor plan features three private rooms, a spacious reception area, and a large adjacent open space.

LOCATION & ACCESS

Convenient access from Leetsdale Drive as it transitions into Parker Road. Ground-level end unit — true no-stair access for clients, patients, and staff. Situated near the High Line Canal. Minutes from Denver's top business corridors, dining, retail, and major transportation routes.

FINANCIAL HIGHLIGHTS

List Price:	REDUCED to \$313,000 (was \$344,000)
Price / SF:	\$259.75 per square foot
HOA:	\$648.05/mo — water, sewer, exterior, insurance
Sale Type:	Investment or Owner / User
Terms:	1031 Exchange · Lease Option available

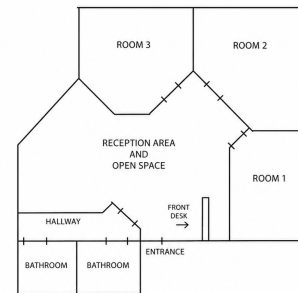
WHY OWN VS. LEASE?

- Build equity while running your business
- Stabilize long-term costs — no rent increases
- HOA covers major expenses — predictable overhead
- 1031 Exchange eligible — significant tax advantages
- Strong long-term ROI in Denver's growing market

FEATURES & AMENITIES

- 3 private treatment / office rooms
- Spacious reception & open concept area
- Two restrooms (Men's & Women's)
- Front desk · Built-in shelving
- Central heating & A/C · 24-hr access
- New exterior paint & roof · Lush landscaping

FLOOR PLAN — UNIT #100 (1,205 SF)



1204 FT²

PROPERTY DETAILS

Address:	1231 S. Parker Rd. #100, Denver, CO 80231
Type:	Office / Medical Condo — Class B
Year Built:	1984 Recently Remodeled
Zoning:	B-1 Commercial
Parking:	6 Spaces (4.98 per 1,000 SF)
Lot:	0.29 Acres · Professionally Managed
Access:	Ground floor · No stairs · ADA-friendly
Nearby:	High Line Canal, Cherry Creek, I-225

HOA (\$648.05/mo) Includes:

Water · Sewer · Trash · Exterior Maintenance · Hazard Insurance
All offers must include proof of funds or lender pre-approval.