

# FOR SALE

Panorama Falls, Suite 380

9085 East Mineral Circle  
Centennial, CO 80112

ADVISOR  
COMMERCIAL REALTY LLC



Co-listed with Advisor Commercial Group



## **\*PRICE REDUCTION\***

1,231 square feet of efficiently designed and attractively finished office condominium space conveniently located in the heart of Panorama Park!

Price: \$275,000.00 (\$223.40/Sq.Ft.)

Association Dues: \$1,022.24/month

Property Taxes: \$8536.80 (2024)

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## Building and Site Features

- High Tech common area conference room with private balcony
- Striking lobby with upgraded finishes throughout and two elevators
- A few minutes to restaurants, shopping, entertainment, hotels, the Park Meadows Mall and Entertainment District, and Centennial Airport
- Multiple internet providers available including Comcast Business Class
- Desirable Panorama Office Park location just southwest of the I-25 and Dry Creek Road interchange
- Walk to public transportation (Dry Creek RTD Light Rail Station)
- Park-like setting with mature landscaping, stunning entryway, Disney-designed waterfall feature and ample parking
- 24-hour card key access to the building and the suite
- Attractive interior finishes throughout
- Stairwell at each end of the building accesses all three floors

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8953 S. Round Rock Street ♥ Highlands Ranch, CO 80126 ♥ 720.274.9800 ♥ [www.ACRteam.biz](http://www.ACRteam.biz)

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Building Lobby



Conference Room Balcony



Conference Room

## Property Description

Panorama Falls is an attractive three-story office building, of approximately 62,800 square feet located in Panorama Office Park, just west of I-25 and east of Yosemite Street between County Line Road and Dry Creek Avenue. A hallmark waterfall feature is the centerpiece of a mature park-like setting with beautiful landscaping. The building entrance is accessed across a bridge over the waterfall and into the second floor with a dramatic two-story lobby leading into a well-appointed high tech common area conference room with private balcony. Access to both the building and Suite 380 is by card key and mailboxes for each suite are located on the first floor.

The common area carpets have recently been replaced, and the restrooms are being remodeled. The project zoning is a PUD for Panorama Office Park in the City of Centennial and allows for the following uses: general and medical office, banks, day care and pharmaceutical. The Building was built in 1982 and has been renovated on several occasions since, giving the appearance of a newer building. It was converted to office condominiums in 2006.

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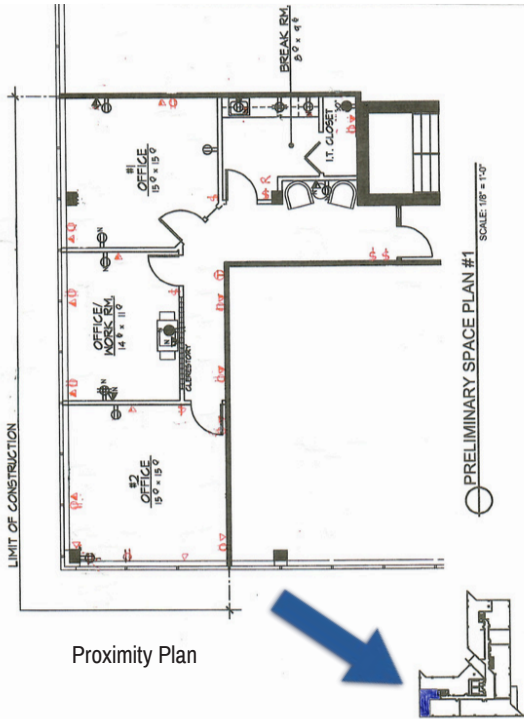
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## Floor Plan

## Suite Description



Suite 380 comprises 1,231 square feet of highly functional and efficient office space with upgraded finishes located on the northeast side of the 3rd floor of the building. The Suite is laid out with an attractive entry door and sidelight, guest seating area, 2 spacious offices (one on the northeast corner) with a smaller office in between all on the window line, and an interior kitchenette with upper and lower cabinets, sink and counter space, and an IT/storage closet.



Reception



Kitchen



Entry



Office

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## Location

Close proximity to the Denver Tech Center, the Jones District, the Inverness Business Park, the Meridian Business Park and the Park Meadows Mall; including quality restaurants, hotels, retail and entertainment facilities, the Dry Creek RTD light rail station, new apartment complexes, and established residential neighborhoods.



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