

12354 E. CALEY AVE. UNIT #205

12354 E. Caley Ave. Unit #205 | Centennial, CO

OFFERING MEMORANDUM



12354 E. Caley Ave. Unit #205

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HIGHLINE ONE
12354 E. CALEY AVE.

Exclusively Marketed by:

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01 Executive Summary
Investment Summary

OFFERING SUMMARY

| | |
|----------------|--|
| ADDRESS | 12354 E. Caley Ave. Unit #205 Centennial CO 80111 |
| COUNTY | Arapahoe |
| MARKET | Denver Metro |
| SUBMARKET | Southeast Suburban / Centennial (Peakview) |
| SQUARE FOOTAGE | 1,374 SF |
| YEAR BUILT | 2005 |

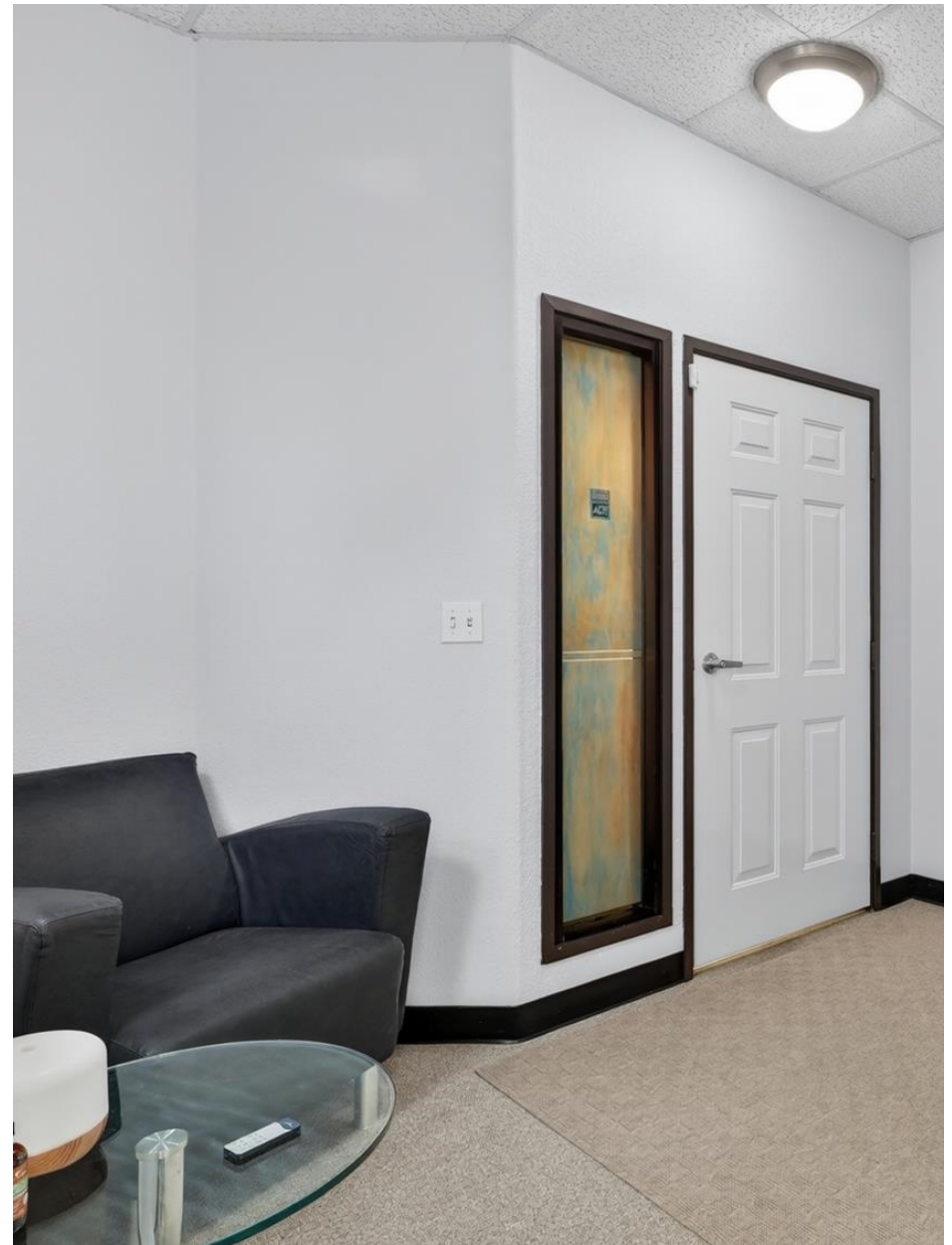
FINANCIAL SUMMARY

| | |
|-----------|-----------|
| PRICE | \$349,000 |
| PRICE PSF | \$254.00 |

12354 E. Caley Ave. Unit #205

- This is a well-maintained second-story office condo located within an established business park in Centennial. The property offers a functional and efficient layout well-suited for an owner-user, with a balanced mix of private and open workspace. The suite features 4 private offices, a kitchenette, and an open office area, along with access to common area conference room and common area restrooms, providing added functionality and convenience without the burden of in-suite maintenance.

The efficient floor plan allows for adaptability as business needs evolve, making it an attractive long-term occupancy option. The property benefits from a suburban office setting with ample surface parking and convenient access for clients and employees. Strategically located in the Southeast Denver metro area, it offers strong connectivity to I-25, C-470, and the Denver Tech Center employment base. Overall, this is a compelling owner-user opportunity.



- Ideal owner-user office condo in established Centennial business park: Located in Centennial, the property offers a professional and stable setting for small businesses seeking long-term occupancy and control over their space.
- Efficient second-story layout: The suite includes 4 private offices, a kitchenette, storage closet, and an open office area, creating a balanced environment for both focused work and team collaboration.
- Flexible floor plan adaptable to a variety of professional uses: The layout can easily accommodate evolving business needs, making it well-suited for professional services, consulting firms, or administrative operations.
- Convenient suburban access with strong regional connectivity: Positioned near major thoroughfares including I-25 and C-470, the property provides easy access to the Denver Tech Center and the broader Southeast Denver employment base.
- Ample surface parking in a low-congestion business park setting: The site offers a simple, client-friendly parking experience in a quiet office environment, supporting day-to-day business operations and client visits.





02 Location

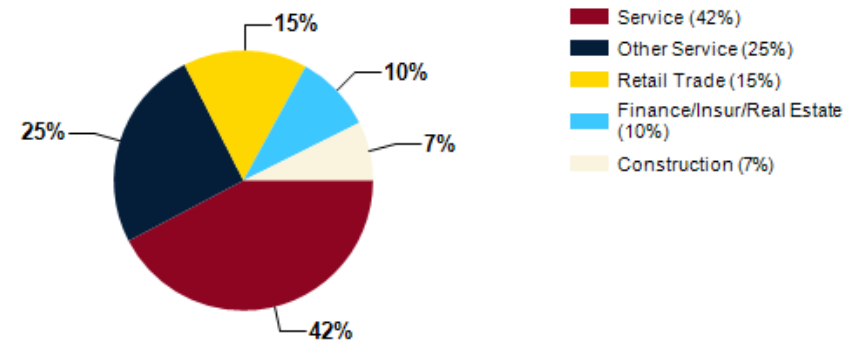
- Location Summary
- Aerial View Map



12354 E. Caley Ave. Unit #205

- This property is located in a well-established suburban office corridor in Centennial, offering a stable and professional business environment well-suited for owner-users and small firms. The surrounding area is characterized by mature office parks, service-oriented businesses, and supporting retail amenities that cater to the daytime workforce. Positioned within the Southeast Denver metro region, the location benefits from strong regional accessibility while maintaining a quiet, low-congestion suburban setting. Its proximity to major employment hubs such as the Denver Tech Center enhances its long-term appeal for professional office users seeking convenience without the cost and density of core urban locations.
- Prime Southeast Denver suburban office location: Situated in Centennial, the property sits within a well-established business corridor known for its stable tenant base and professional office environment.
- Strong regional connectivity to major employment hubs: The site offers convenient access to I-25 and C-470, providing direct routes to the Denver Tech Center, downtown Denver, and the broader metro area.
- Established commercial surroundings with nearby amenities: The immediate area includes a variety of nearby restaurants, coffee shops, and retail services that support the daytime office population and provide convenient options for employees and clients.
- Quiet suburban setting with minimal congestion: The location provides a low-traffic, business-friendly environment that supports client accessibility and employee convenience without urban core constraints.
- Well-positioned within a proven office submarket: The property benefits from its placement in a recognized Southeast Denver office corridor with consistent demand from owner-users and small professional tenants.

Major Industries by Employee Count





Centennial

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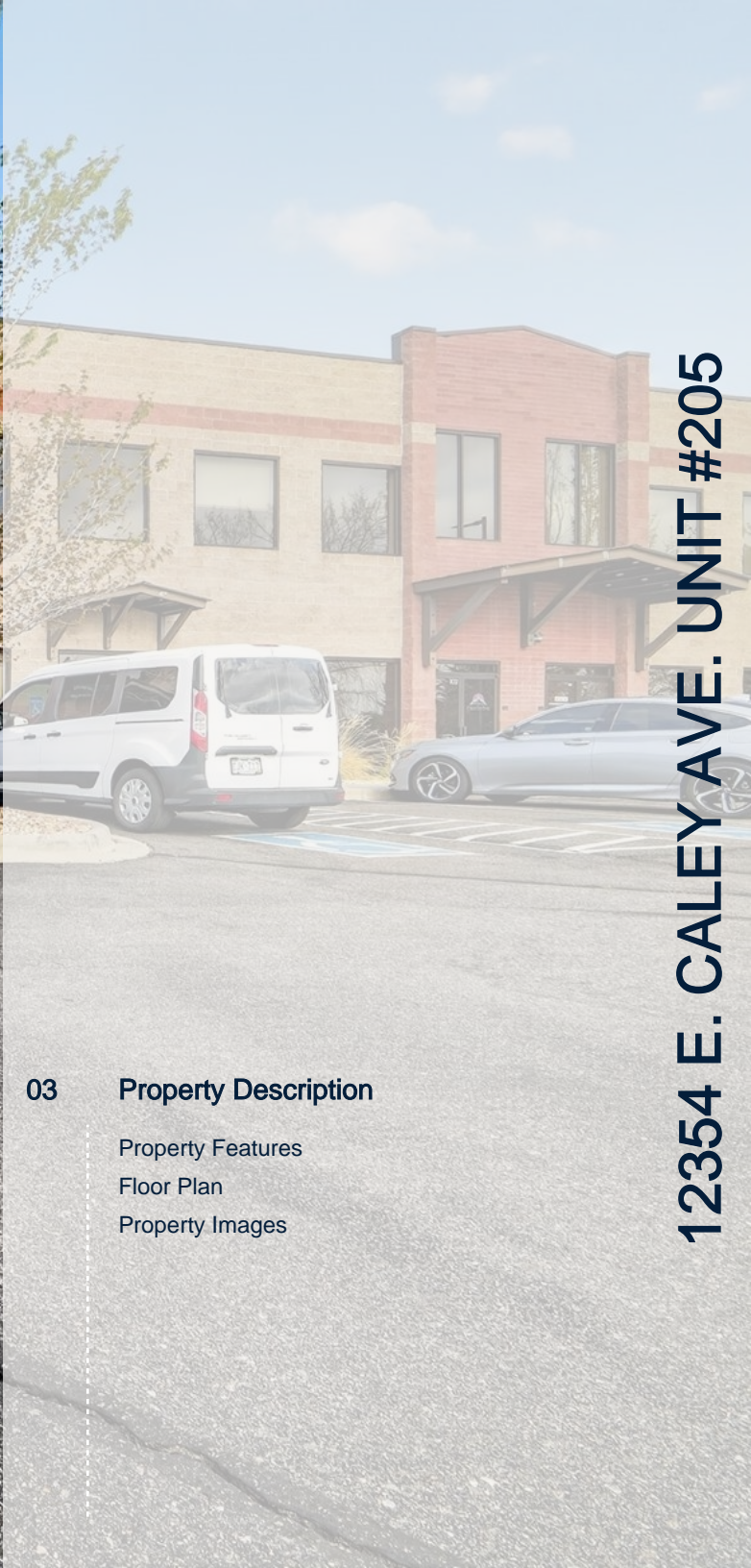
South Metro

Sardarapat Armenian Memorial Hwy



03 Property Description

- Property Features
- Floor Plan
- Property Images



PROPERTY FEATURES

| | |
|---------------------|-----------------|
| NUMBER OF TENANTS | 1 |
| SQUARE FOOTAGE | 1,374 |
| YEAR BUILT | 2005 |
| ZONING TYPE | BP (Centennial) |
| BUILDING CLASS | B |
| LOCATION CLASS | B |
| ASSOCIATION DUES | \$648/month |
| NUMBER OF BUILDINGS | 1 |
| ADA COMPLIANT | Yes |
| ELEVATOR | Yes |

NEIGHBORING PROPERTIES

| | |
|-------|------------------------------------|
| NORTH | Multi-tenant office/flex buildings |
| SOUTH | Industrial/warehouse facility |
| EAST | Class C office/flex building |
| WEST | Land |

