

NOW OFFERED AT :  
**\$194,000**

**IMPROVED  
 PRICE**



**6635 S Dayton Street, Suite #300**

**Greenwood Village, CO 80111**

Office Condominium for Sale – Dayton Plaza

Position your business in the heart of **Greenwood Village** with this well-maintained **Dayton Plaza office condominium** offering **1,426 usable square feet** of functional and professional workspace. Priced attractively at **\$194,000**, this opportunity delivers strong value for owner-users seeking a central Denver Tech Center–area location.

The suite features a **thoughtful and efficient layout** including **three private offices**, a **welcoming reception area**, **conference room**, **open work area**, **kitchen**, and **storage**, allowing flexibility for a wide range of professional users.

**PROPERTY FEATURES**

- Unit Size: 1,782 SF
- Available (Usable) SF: 1,426 SF
- \$108.87 Price / SF:
- Year Built: 1974
- Floor: 3rd Floor
- Zoning: MC
- Parking: Shared Surface
- Parking Ratio: 2.16 / 1,000 SF

**PRESENTED BY:**  
**TRINITY TEAM @ KELLER WILLIAMS**  
 11859 PECOS ST., Suite #200  
 Westminster, CO 80234

**ERIC FRITZKE**  
 Commercial Broker  
 O: (303) 539-7661  
 C: (720) 300-6363  
 eric@trinityteamre.com

**HOPE SAWYER**  
 Commercial Broker  
 O: 303-539-5573  
 C:(303)807-9342  
 hope@trinityteamre.com

**6635 S DAYTON STREET, SUITE #300  
 GREENWOOD VILLAGE, CO 801**



## EXECUTIVE SUMMARY

This offering presents the opportunity to acquire a **well-maintained office condominium** located at **6635 S Dayton Street, Suite #300**, in the heart of Greenwood Village. The suite contains **1,426 usable square feet** within a **1,782 square foot** Unit and is now offered at a **improved price of \$194,000**, positioning it as a compelling value for owner-users seeking long-term occupancy.

The property features a **functional and efficient layout**, including **three private offices, a reception area, conference room, open work area, kitchen, and storage**, allowing flexibility for a variety of professional office users. After-hours secure access and available **double-panel signage on South Dayton Street** enhance both security and visibility.

Located **near shopping, dining, and light rail access**, the property offers strong regional connectivity within the Denver Tech Center corridor. A **full-service owners association**, inclusive of utilities and janitorial services, provides a low-maintenance ownership structure. This offering represents a rare opportunity to **own office space at a cost-effective basis** in a highly desirable submarket.

## KEY HIGHLIGHTS

- **Turnkey Office Condo** – Ideal for owner-user occupancy
- **After-Hours Secure Access** – Enhanced flexibility and security
- **Excellent Visibility** – Double-panel signage available on South Dayton Street
- **Prime Greenwood Village Location** – Close to shopping, dining, and light rail
- **Full-Service Association** – Includes utilities and janitorial services
- **Strong Parking Ratio** – Shared surface parking for staff and clients



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