

MOTIVATED SELLER!



MEDICAL OFFICE CONDO UNIT FOR SALE/LEASE

6909 S Holly Cir Ste 150, Centennial, CO 80112

Sales Price: \$677,500

Lease Rate: \$18/SF - \$22/SF Full Service

Total SF: 4,041 SF



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OFFERING SUMMARY

6909 S Holly Circle, Suite 150 presents a prime medical office condo opportunity now available for sale or lease at \$18/SF – 22/SF full service.

The property provides strong visibility, ample parking, and a professional setting already oriented toward medical and office users. The condo ownership structure allows flexibility for both owner-occupants and investors, while the surrounding area supports steady demand from healthcare and service businesses.

LOCATION DESCRIPTION

6909 S Holly Circle is ideally situated just off E Arapahoe Road in Centennial, providing excellent access to I-25 and the Denver Tech Center corridor. The property sits within a well-established professional and medical office area, surrounded by complementary healthcare and service users. Its campus-style setting offers ample surface parking, good signage visibility, and convenient drive-up access for patients and staff. The location combines strong regional connectivity with a quiet, professional environment suited for medical or office users.

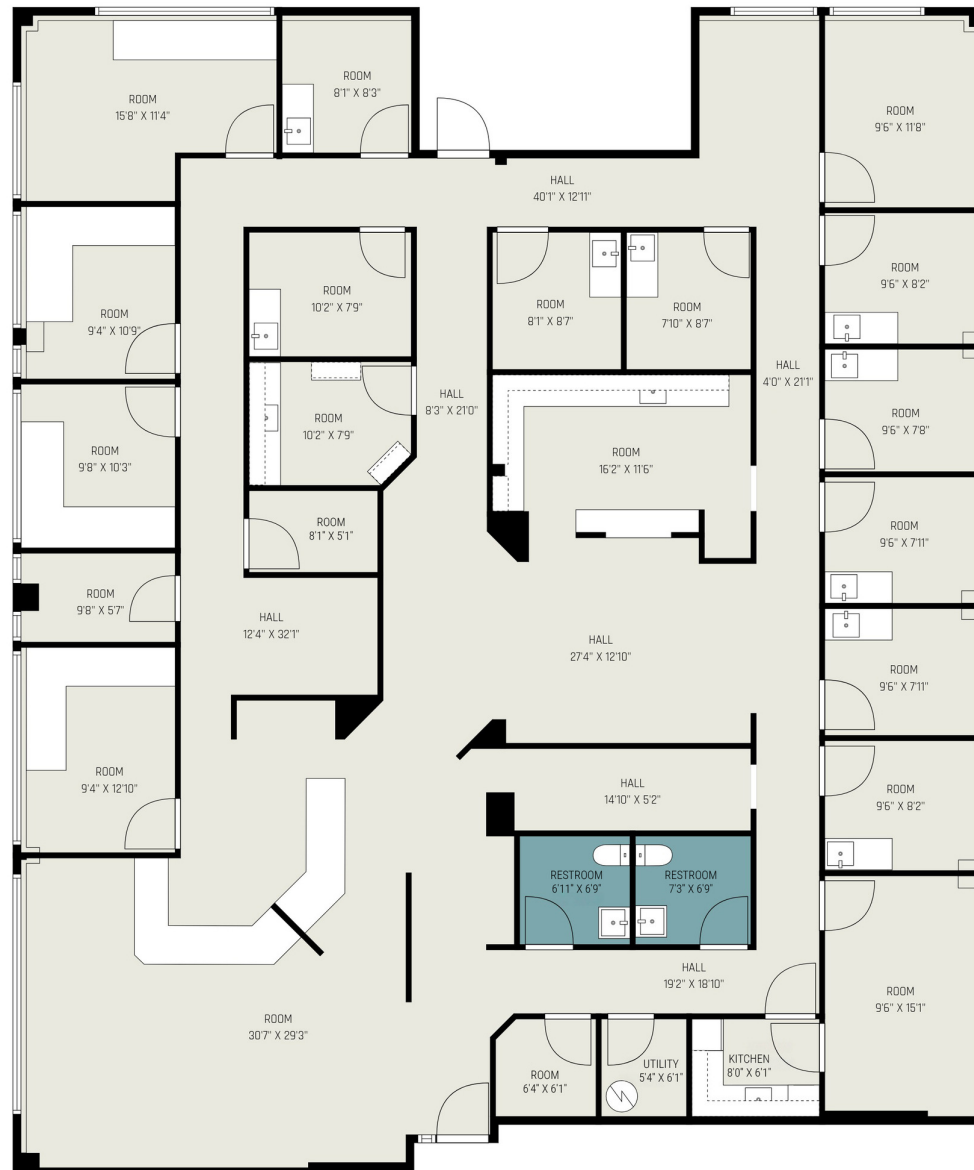
PROPERTY HIGHLIGHTS

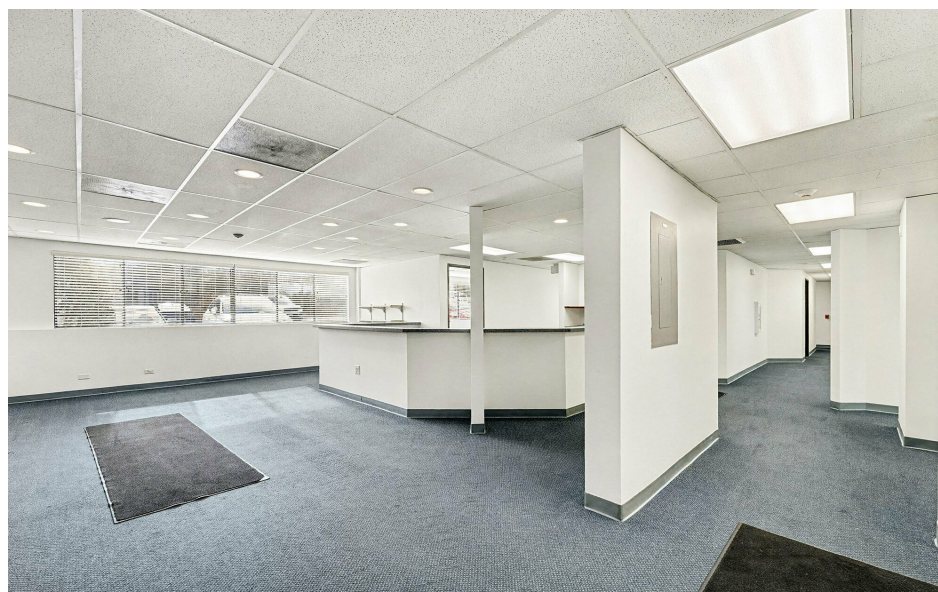
- **Strategic South Metro Location:** Positioned just off E Arapahoe Road with quick access to I-25 and the Denver Tech Center, making it easy for patients, clients, and employees to reach.
- **Medical-Oriented Office Environment:** Located within a well-maintained professional office park with a strong mix of medical, wellness, and service users—ideal for complementary practices.
- **Convenient Parking & Access:** Ample surface parking with straightforward drive-up access supports smooth patient flow and day-to-day operations.
- **Strong Visibility & Signage Opportunities:** Monument and building signage provide excellent visibility and brand presence within a quiet, professional setting.
- **Full-Service Lease Structure:** Offered at \$18–22/SF full service, allowing tenants to control occupancy costs while focusing on their practice or business



PROPERTY SUMMARY

Address	6909 S Holly Cir Ste 150 Centennial, CO 80112
Unit 150 SF	4,041 SF
2025 Taxes	\$4,086.45
HOA (Homeowners Association) Dues	\$2,177.87/month
Sales Price	\$677,500
Lease Rate	\$18/SF - \$22/SF Full Service





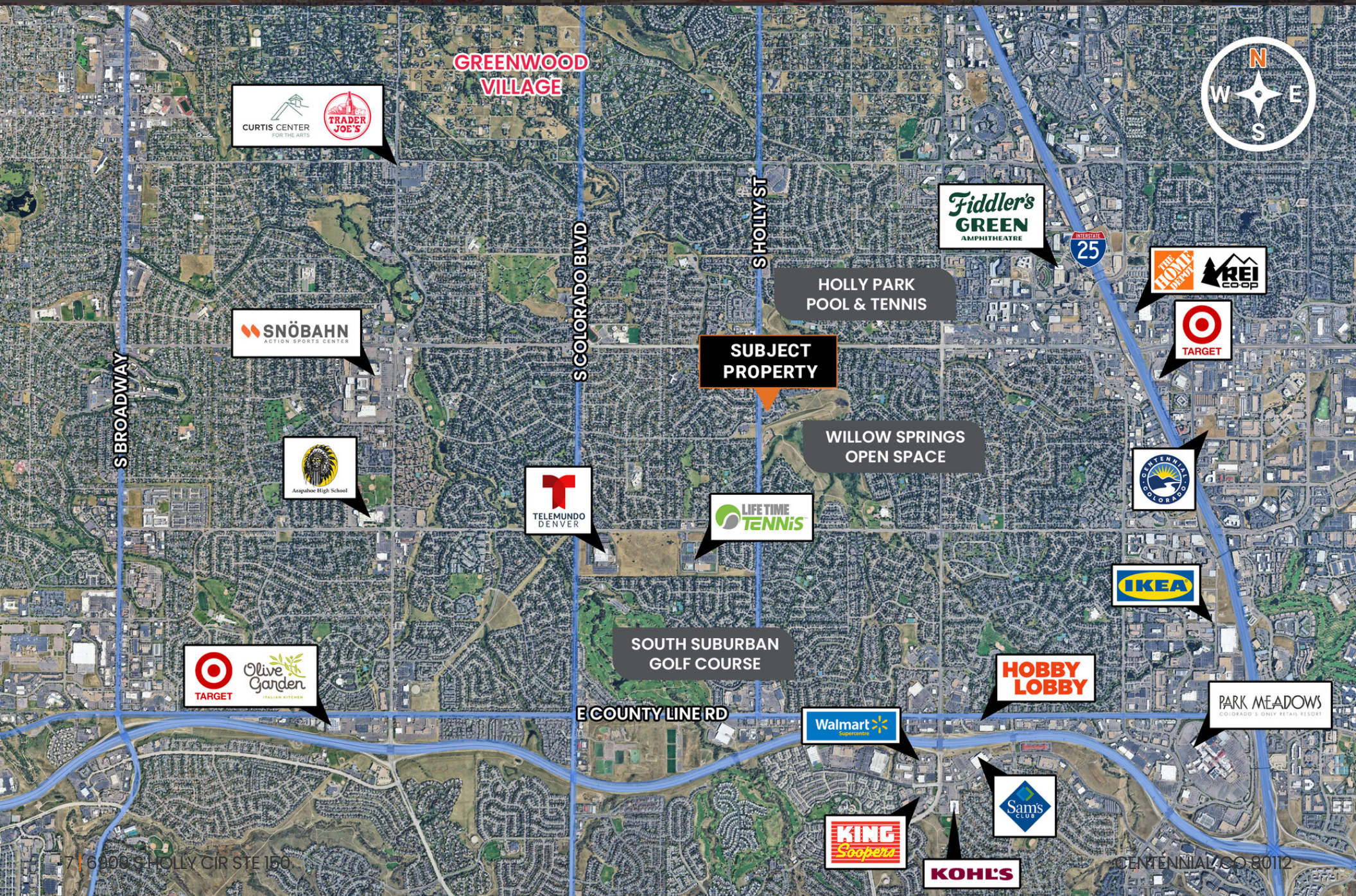


Denver Tech Center (DTC)

E ARAPAHOE RD

SUBJECT
PROPERTY

S HOLLY ST

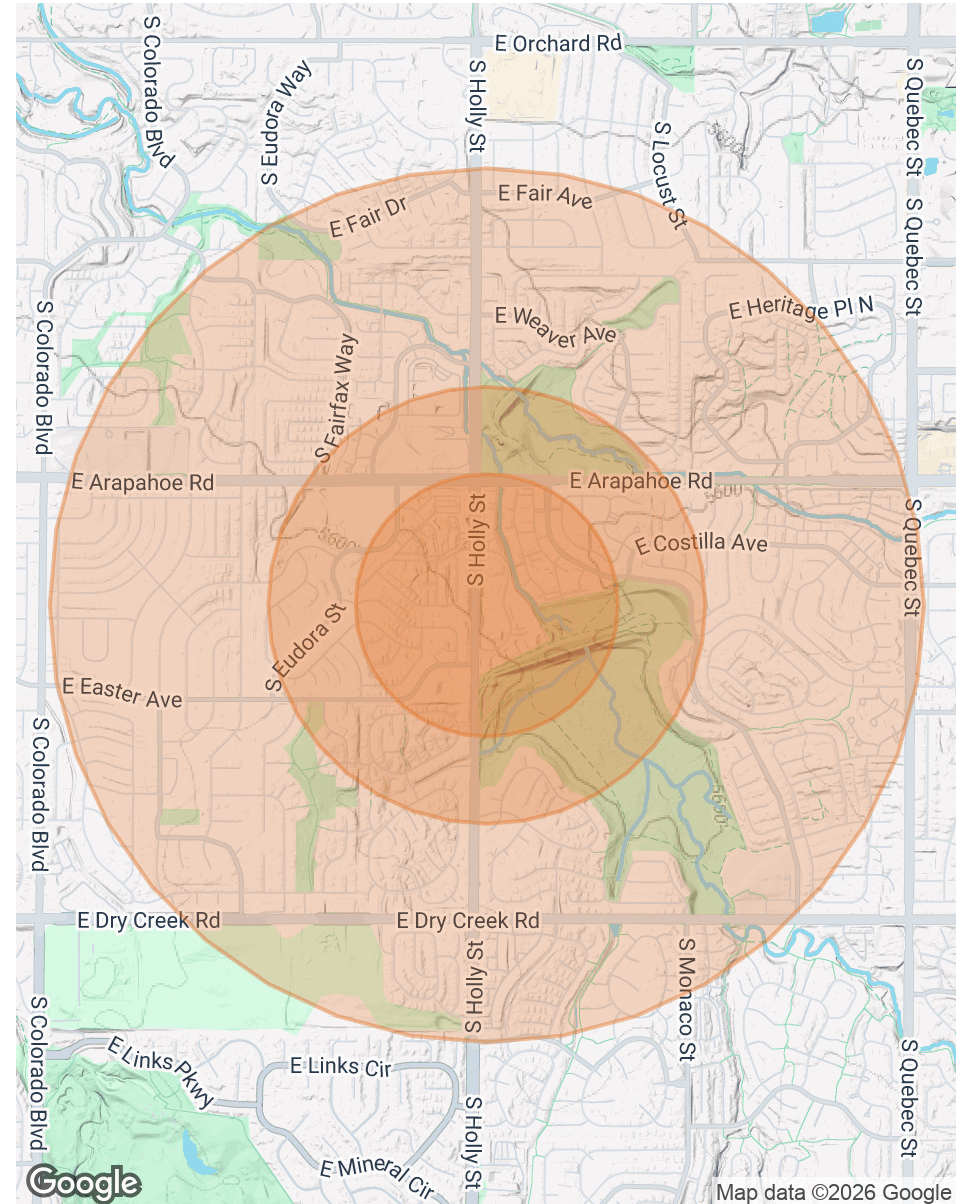




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,903	4,242	15,358
Average Age	42	43	43
Average Age (Male)	40	41	42
Average Age (Female)	44	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	780	1,746	5,984
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$159,234	\$162,737	\$179,212
Average House Value	\$775,887	\$760,419	\$788,745

* Demographic data derived from 2020 ACS - US Census



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