



BENCHMARK
COMMERCIAL REAL ESTATE



**OFFICE CONDO
FOR SALE**

~~\$299,000~~

\$260,000

1,623 SF

9085 E. Mineral Circle
Ste 125
Centennial, CO 80112



Welcome to Unit 125 at the Panorama Falls Office Condominiums, situated adjacent to Dry Creek Road and I-25 in close proximity to the Denver Tech Center.

This spacious 1,623-square-foot office condo boasts two private offices with ample natural light and beautiful views, a well-appointed conference room that could also be used as a third private office, separate break room and copy/work room, and reception area. This presents a remarkable opportunity to own an office condo in an area with limited availability.

Located just a 20-minute drive from downtown, a 20-minute commute to Castle Rock, less than 35 minutes to Denver International Airport (DIA), and a mere 10-minute stroll to the Dry Creek light rail station.



**PROPERTY USE**

OFFICE

**UNIT SIZE**

1,623

**FURNITURE**

NEGOTIABLE

**PROPERTY TAXES**

\$10,298.93 (2024)

**PARKING**

AMPLE PARKING

**SPRINKLER**

WET

**CONSTRUCTION**

MASONRY

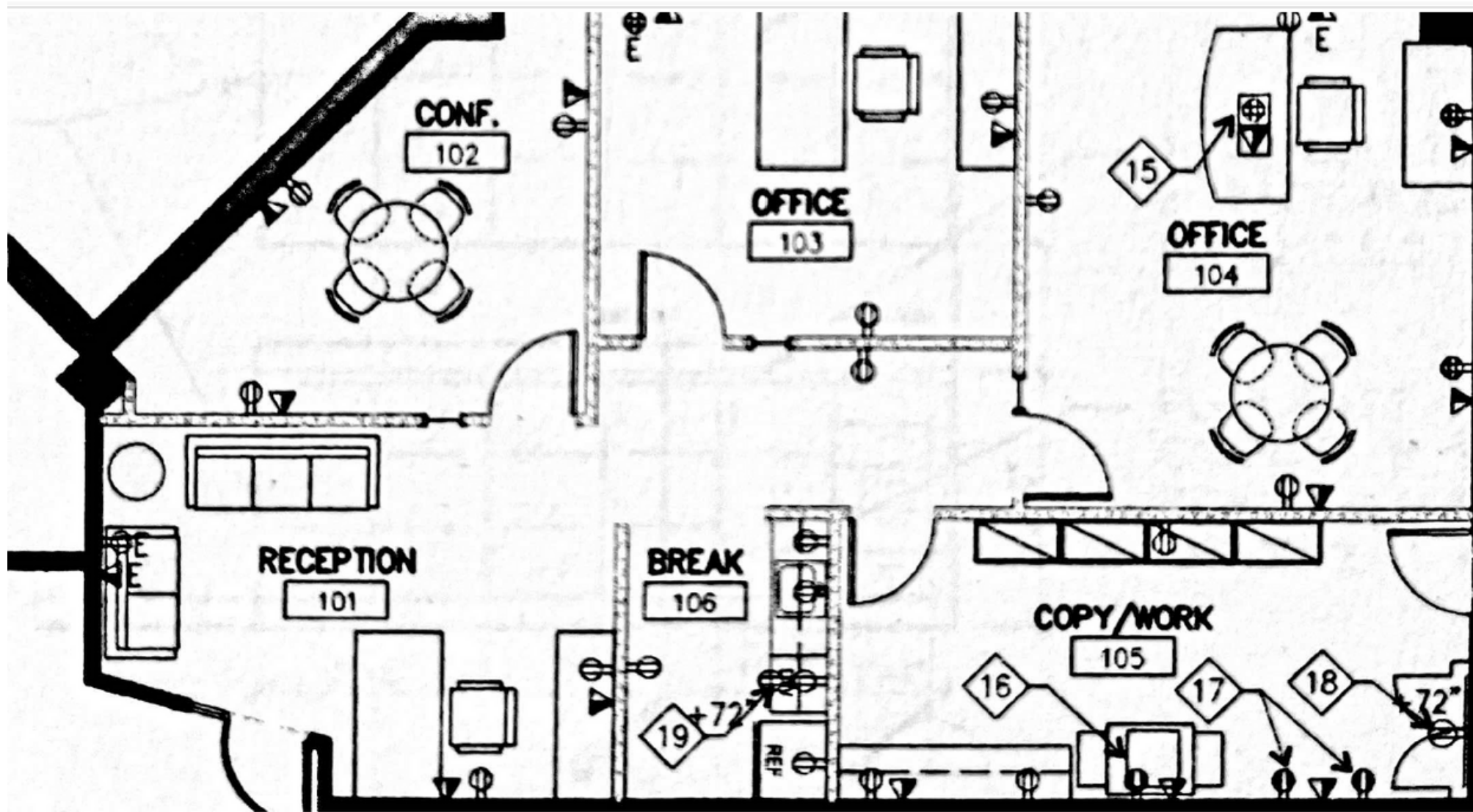
**CONDO DUES**

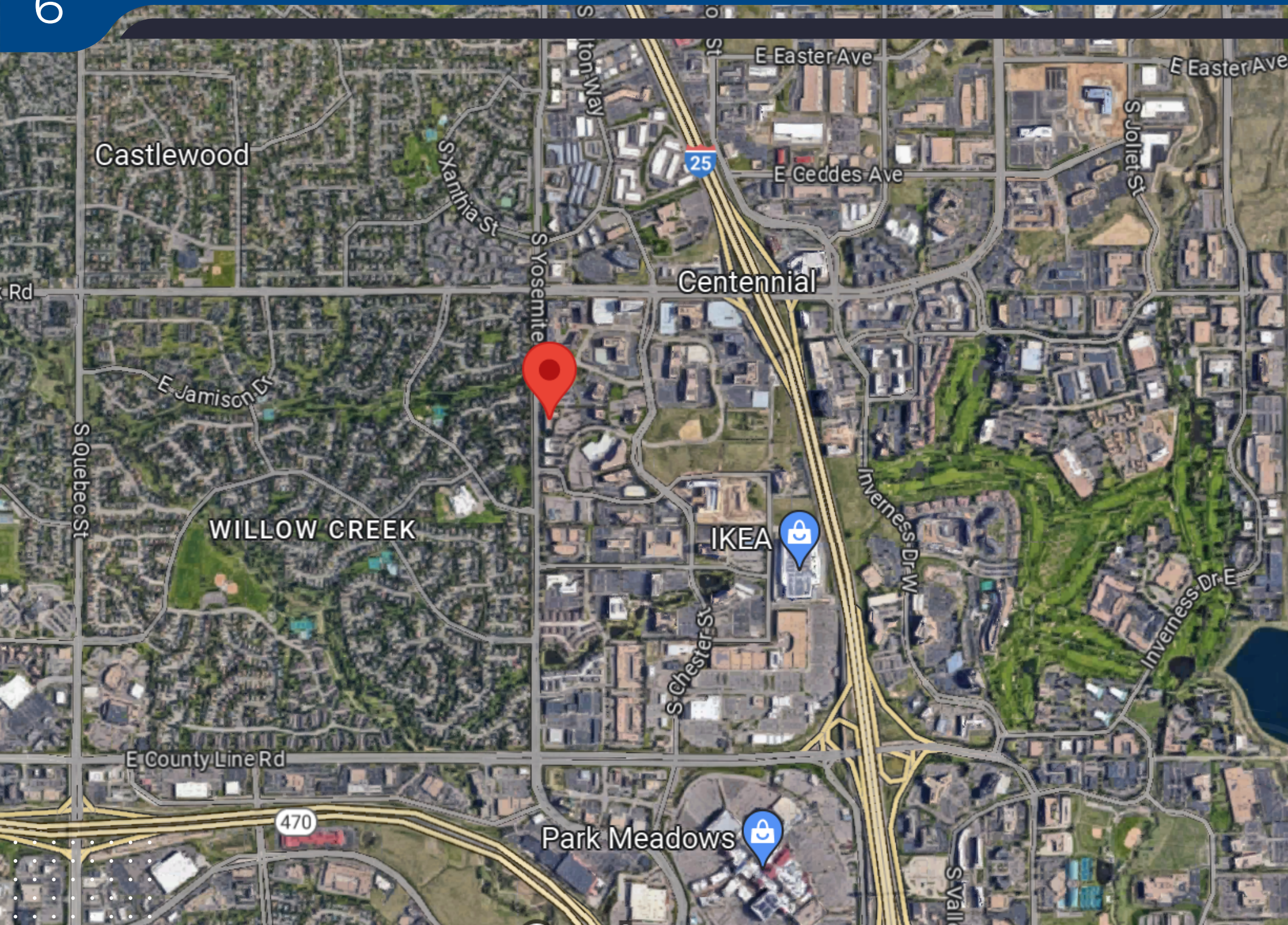
\$1,111.74

**YEAR BUILT**

1982







\$260,000.00 purchase	SBA loan option 1	SBA loan option 2	Conventional loan
Loan-to-value	100% financing	85% financing	80% financing
Loan amount	\$260,000.00	\$221,000.00	\$208,000.00
Rate %	WSJ Prime + 2.25% = 9.00%	WSJ Prime + 2.25% = 9.00%	6.70%
Term	25 years (300 months)	25 years (300 months)	15 years (180 months)
Amortization	25 years (300 months)	25 years (300 months)	15 years (180 months)
Down Payment	\$0.00	\$39,000.00	\$52,000.00
Monthly payment	\$2,181.91	\$1,854.62	\$1,834.85
Annual debt service	\$26,182.92	\$22,255.44	\$22,018.20
Loan fee estimate	3% = \$7,800.00	3% = \$6,630.00	\$1,500.00 flat
All applications subject to review and approval. Rates effective 2/9/2026 and subject to change without notice.			



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Bart Boranian Allen

Office: 303.395.0113

Cell: 303.818.7399

bart@crebenchmark.com

CONTACT US

303.395.0111

www.CREBenchmark.com