

FOR SALE | OFFICE CONDO

# 6909 S HOLLY CIR, #210-270

6909 S HOLLY CIRCLE, UNITS 210, 220, 230 & 270  
CENTENNIAL, CO 80112

 | **COMMERCIAL**

**CENTURY 21** Golden West Realty



**1,504 SF | \$235,000**

## PROPERTY OVERVIEW

This office condominium is a combination of 4 units into a 1,504 SF office space. It is currently subdivided into three large rooms and a single smaller office. The floorplan is very open and large enough to be split out into several smaller offices/exam rooms with a large reception area. There is breakroom in the space with a sink. The space is perfect for an affordable, owner-occupied office space. A design/build option is available for anybody interested in building out the space to meet their needs.

## CONTACTS

Tom Panton  
303.589.3008  
tpanton@straterapartners.com

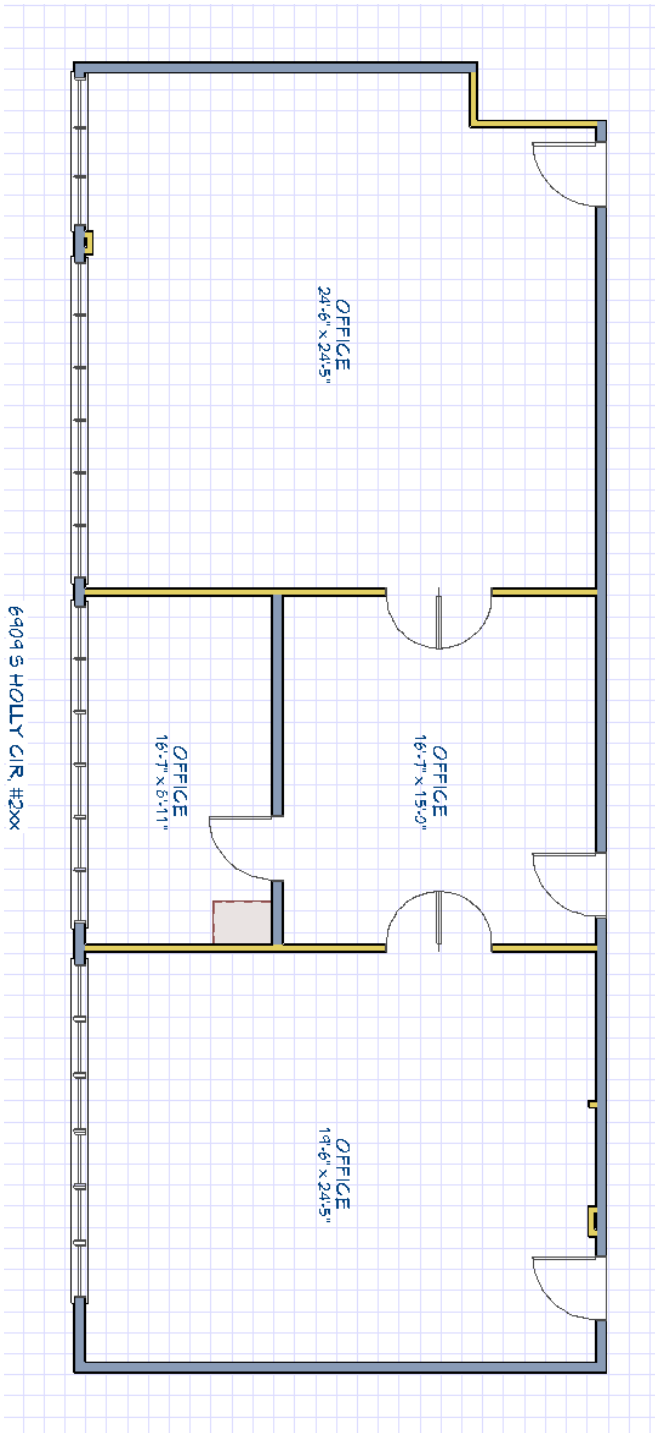


1299 WASHINGTON AVE #120 | GOLDEN | CO | 80401 | [INFO@STRATERAPARTNERS.COM](mailto:INFO@STRATERAPARTNERS.COM) | 720.593.9810

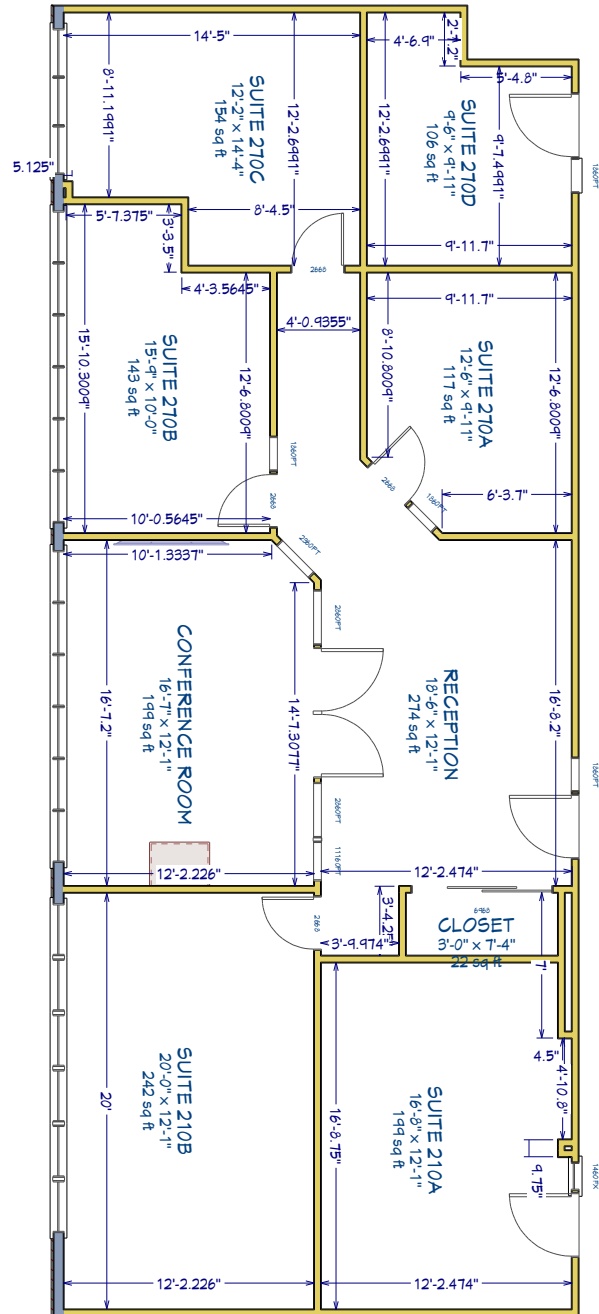
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FLOOR PLAN

CURRENT FLOOR PLAN



POSSIBLE FLOOR PLAN



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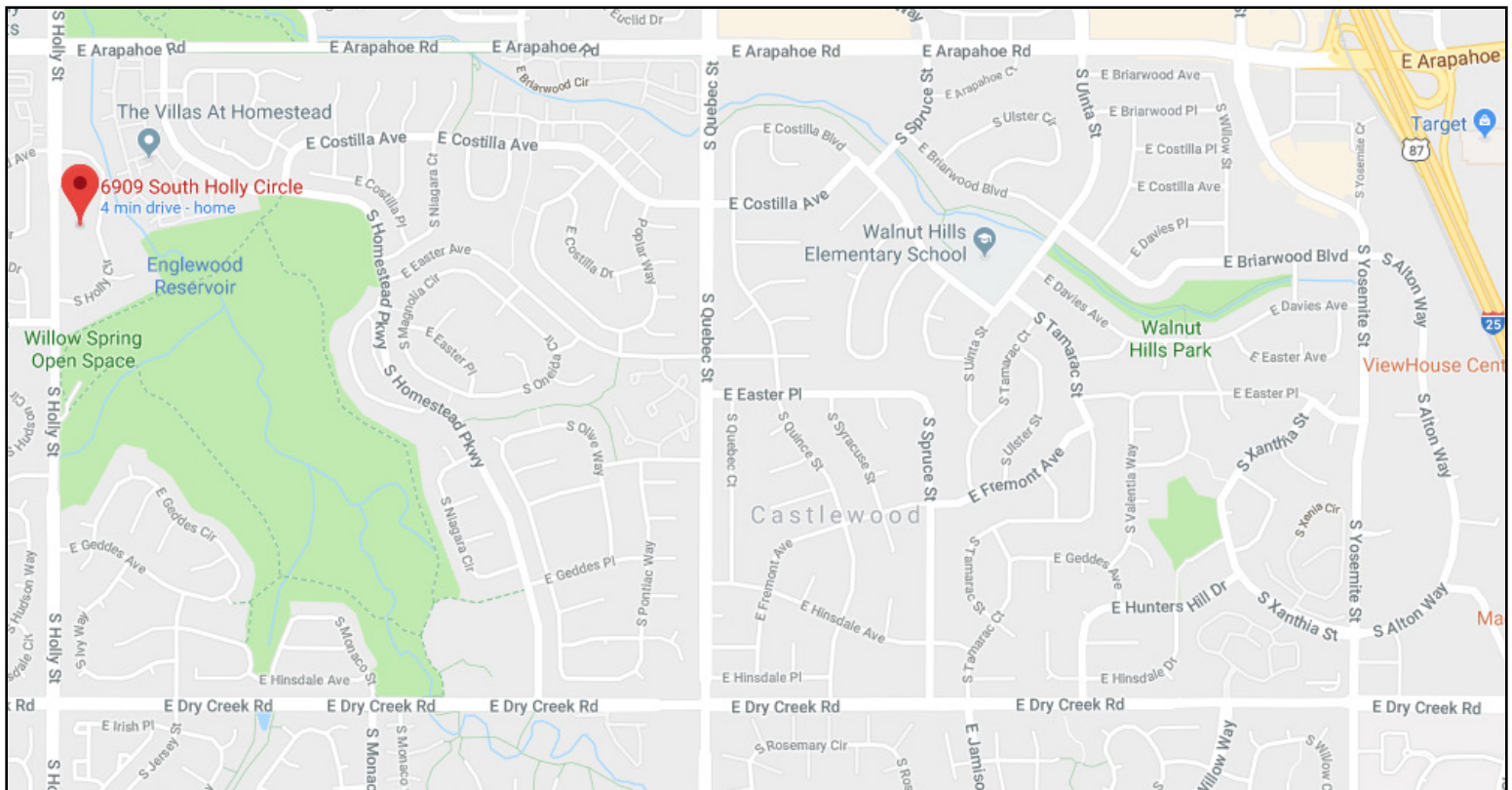


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## PROPERTY HIGHLIGHTS

Building SF:	1,504 SF
Asking Price:	\$235,000.00 available immediately
PSF:	\$156.25
Parking:	Surface lot
Year Built:	1982
HOA:	\$871/mo.
Class:	C
HVAC:	Replaced all HVAC equipment in 2019
County:	Arapahoe

## LOCATION



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COMMERCIAL TEAM  
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PHOTOS



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PHOTOS (continued)



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