

OFFICE CONDO FOR SALE

DENVER TECH CENTER THE COMMONS 6020 Greenwood Plaza Blvd. Greenwood Village, CO 80111



Entire Building - 17,013 SQ. FT. - \$3,675,000.00

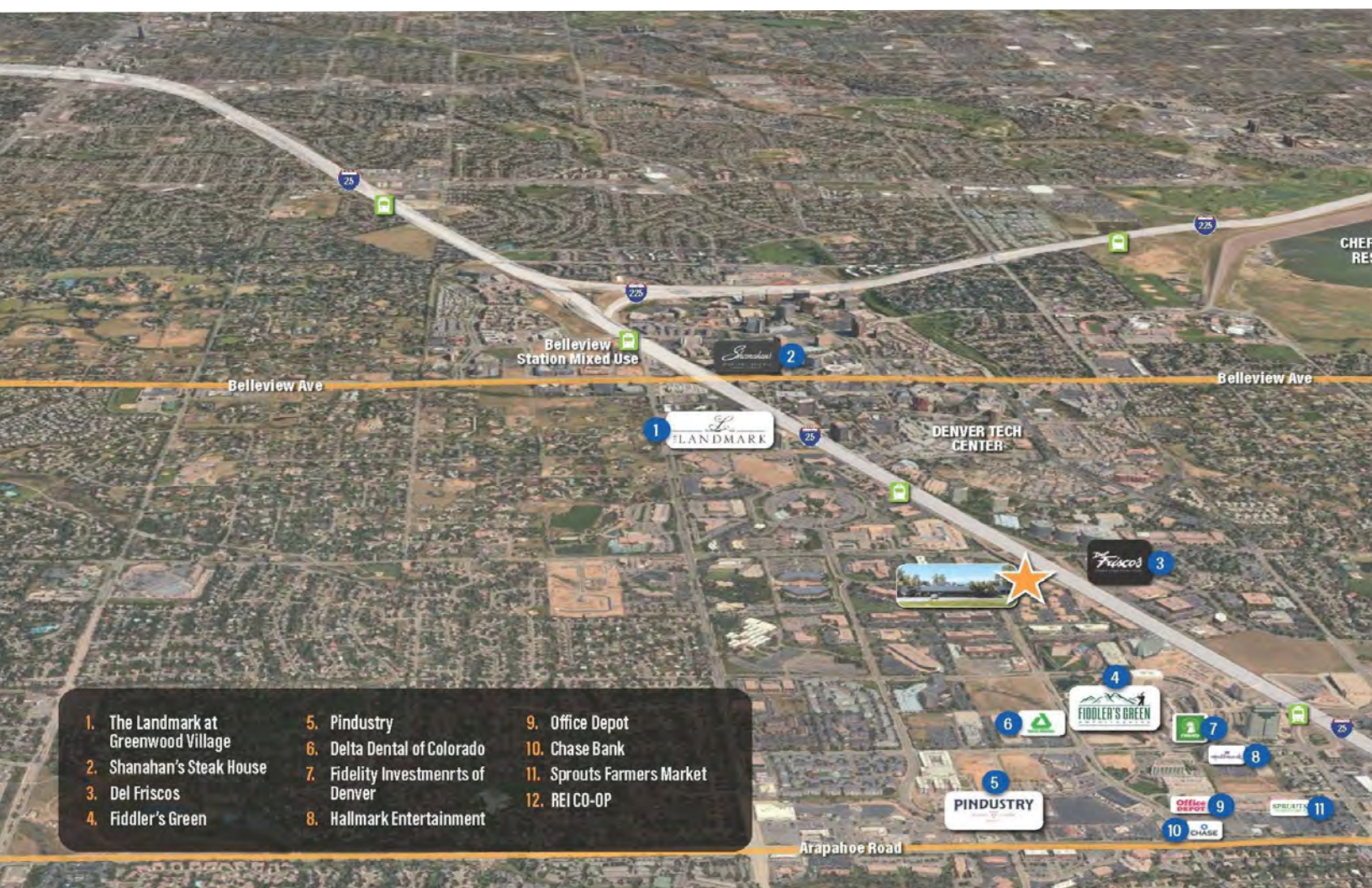
Condo One - 11,303 SQ. FT. - \$2,370,375.00

Condo Two - 5,710 SQ. FT. - \$1,304,625.00

The Building can be purchased in its entirety (17,013 square feet) or one can purchase either Condo One (11,303 square feet) or Condo Two (5,710 square feet) depending on the size you need.

PRIME LOCATION

Located in the vibrant heart of the Denver Tech Center, this exquisitely remodeled office building redefines sophistication with its Class A finishes and modern design. The elegant structure showcases a stunning facade of glass walls, offering an abundance of natural light and a seamless blend of indoor and outdoor spaces. With two impressive entrances, this establishment is the epitome of convenience. Inside, you'll discover a world of possibilities, including a fully-equipped radio station and a spacious event center, perfect for hosting corporate gatherings or special occasions. Six tastefully designed conference rooms cater to all your meeting needs, while a full-service kitchen gives you everything you need. With over 40 enclosed offices, this space offers privacy and versatility for your team's individual needs. In every corner, this building is a testament to the fusion of functionality and aesthetics, making it the ultimate destination for businesses seeking to make their mark in the Denver Tech Center.

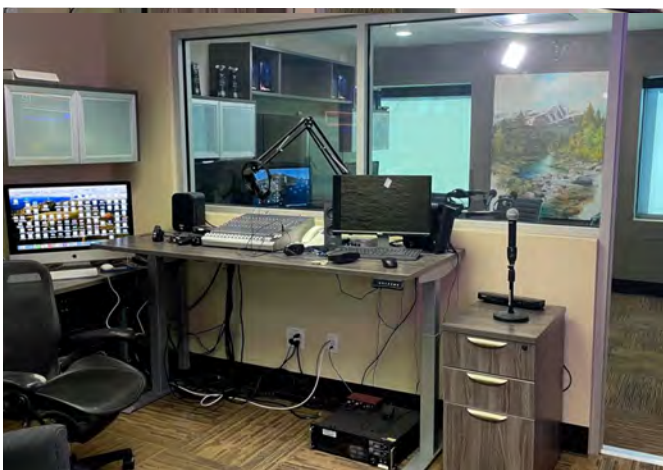


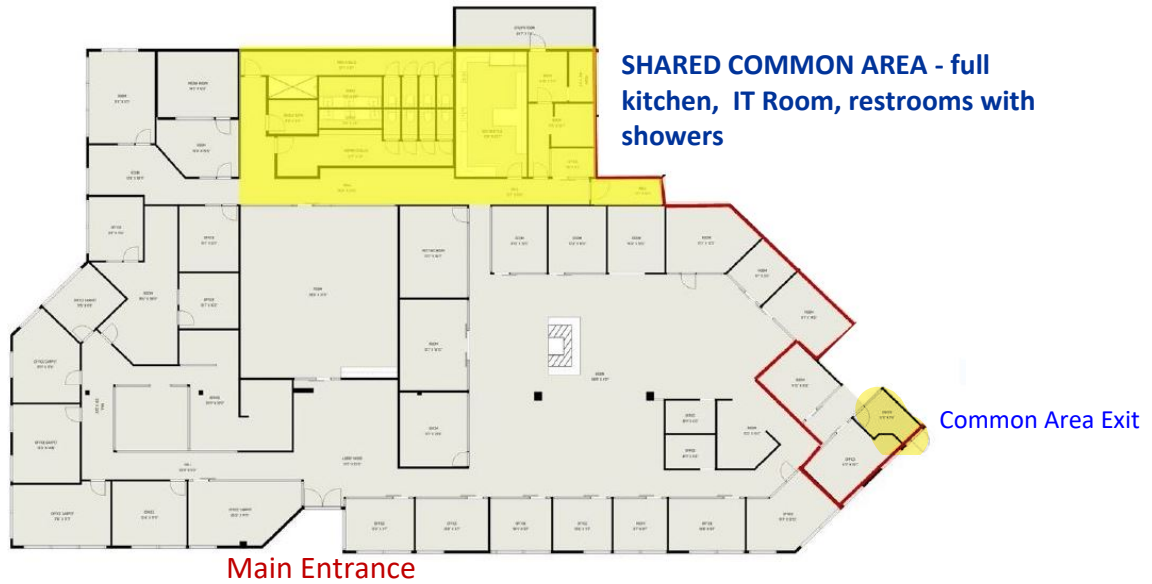
In The Heart of The Denver Tech Center





Full Kitchen, Large Shared Spaces, Fully Equipped Radio Station

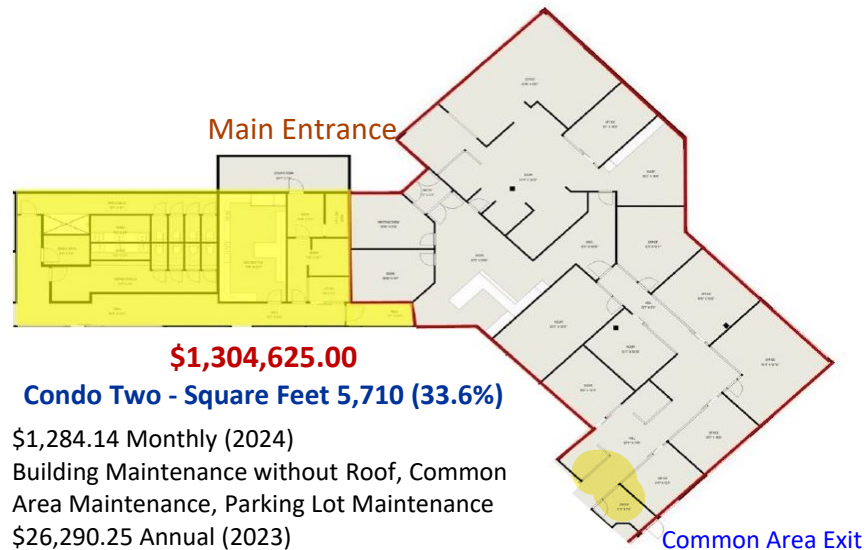




\$2,370,375.00

Condo One - Square Feet 11,303 (66.4%)

HOA: \$2,537.70 Monthly (2024)
Includes: Building Maintenance without Roof, Common Area Maintenance, Parking Lot Maintenance
Taxes: \$51,954.55 Annual (2023)
Parking: Plentiful Surface Parking
Xcel Utility Average: \$2,150.00/month (2024 estimate)
Denver Water Average: \$40.00/month (2024 estimate)



\$1,304,625.00

Condo Two - Square Feet 5,710 (33.6%)

HOA: \$1,284.14 Monthly (2024)
Includes: Building Maintenance without Roof, Common Area Maintenance, Parking Lot Maintenance
Taxes: \$26,290.25 Annual (2023)
Parking: Plentiful Surface Parking
Xcel Utility Average: \$1,125.00/month (2024 estimate)
Denver Water Average: \$20.00/month (2024 estimate)

RE/MAX
 PROFESSIONALS



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