

MOTIVATED SELLER!



2ND PRICE REDUCTION!

MEDICAL OFFICE CONDO UNIT FOR SALE/LEASE

6909 S Holly Cir Ste 150, Centennial, CO 80112

Sales Price: ~~\$975,000~~ ~~\$877,500~~ **\$677,500**

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

Total SF: 4,041 SF

Amanda Tompkins S. Vice President | Amanda@henrygroupre.com | 720.994.2260
Patrick Henry Principal | Pat@henrygroupre.com | 303.625.7444



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

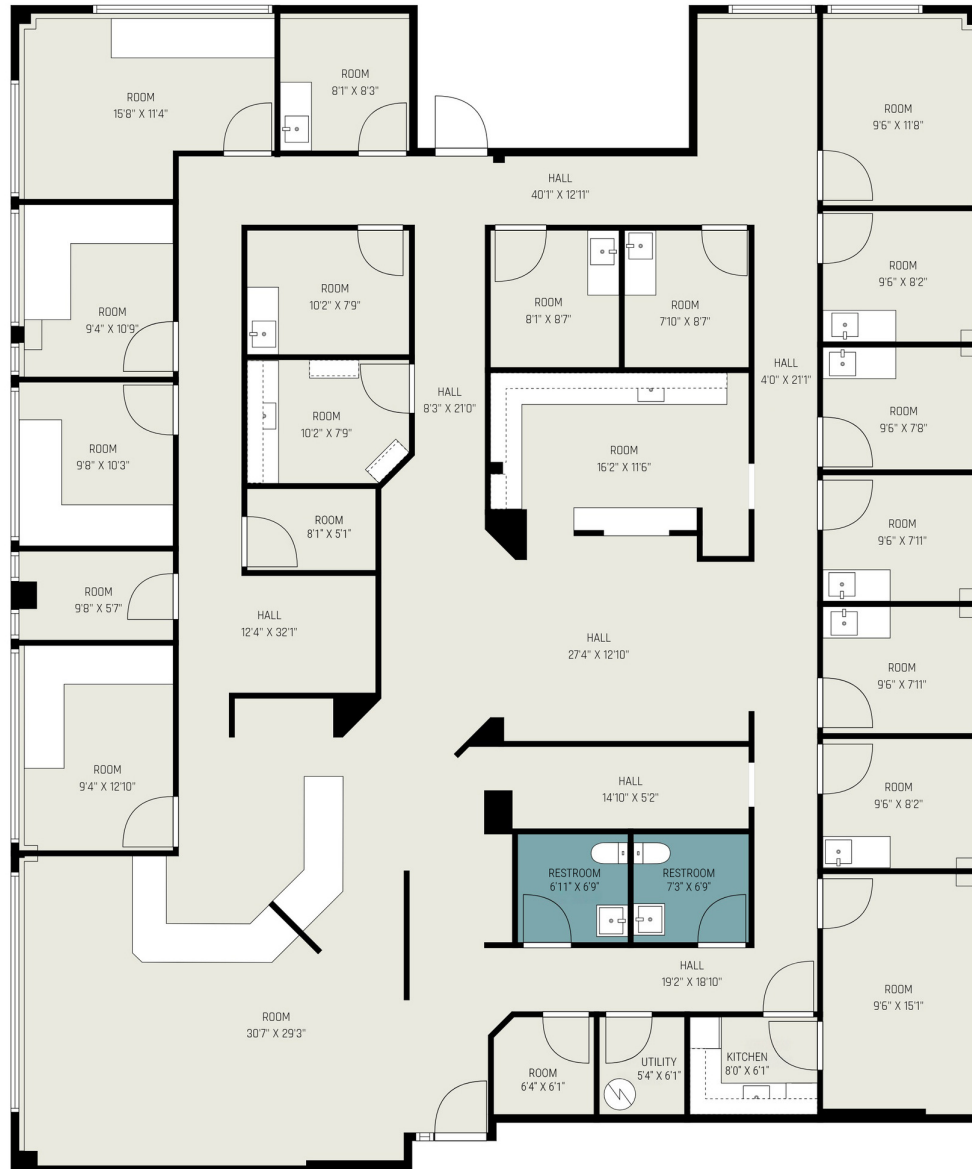
- **Strategic South Metro Location:** Positioned just off E Arapahoe Road with quick access to I-25 and the Denver Tech Center, making it easy for patients, clients, and employees to reach.
- **Medical-Oriented Office Environment:** Located within a well-maintained professional office park with a strong 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
- **Excellent Accessibility:** Located just off E Arapahoe Road with quick access to I-25 and the Denver Tech Center, offering convenience for patients, clients, and staff.

2ND PRICE REDUCTION!



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
New Reduced Sales Price	\$677,500
Lease Rate	\$18/SF - \$22/SF Full Service





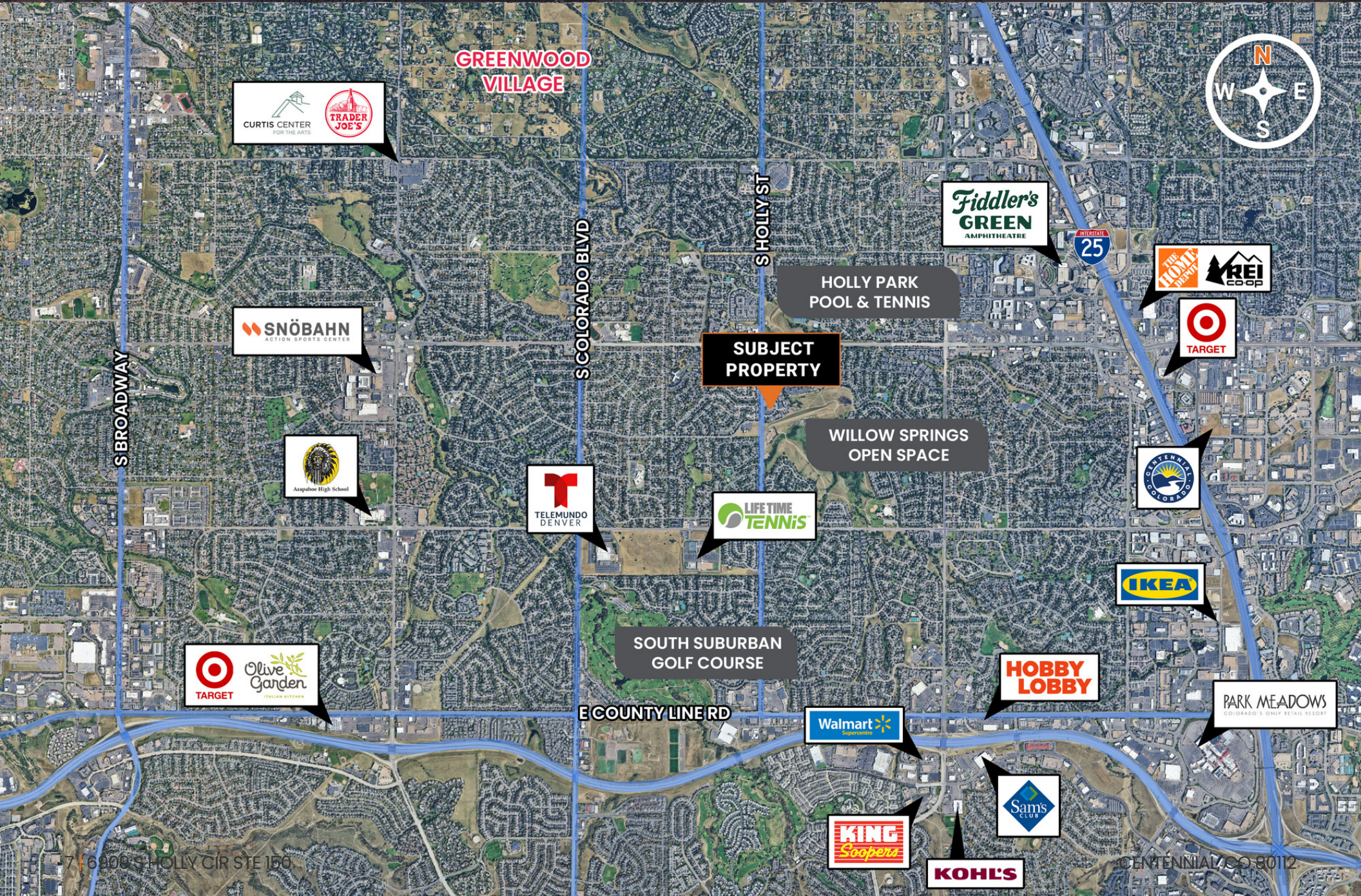


Denver Tech Center (DTC)

E ARAPAHOE RD

S HOLLY ST

**SUBJECT
PROPERTY**



GREENWOOD VILLAGE

CURTIS CENTER FOR THE ARTS
TRADER JOE'S

SNÖBAHN ACTION SPORTS CENTER

Atapahoe High School

TELEMUNDO DENVER

SUBJECT PROPERTY

LIFE TIME TENNIS

SOUTH SUBURBAN GOLF COURSE

TARGET Olive Garden ITALIAN KITCHEN

Walmart Supercenter

KING Soopers

KOHL'S

Sams CLUB

HOBBY LOBBY

IKEA

CENTENNIAL COLORADO

TARGET

THE HOME DEPOT REI COOP

Fiddler's GREEN AMPHITHEATRE

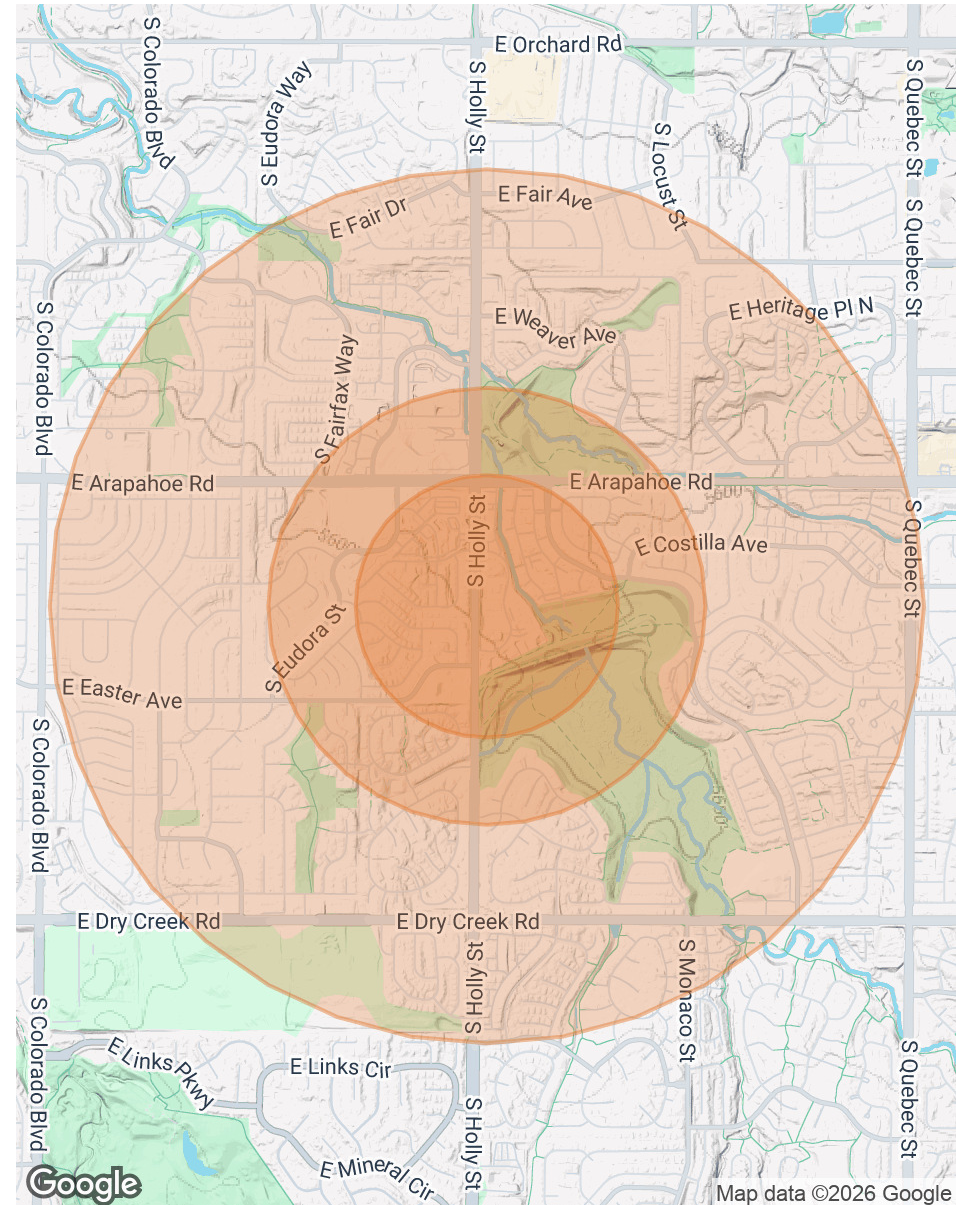




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,903	4,242	15,358
Average Age	42	43	43
Average Age (Male)	40	41	42
Average Age (Female)	44	45	44

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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495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | www.henrygroupe.com