



OFFERING MEMORANDUM

9226 TEDDY LANE

SALE
OPPORTUNITY

9226 TEDDY LANE, LONE TREE, CO 80124

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This Offering Memorandum contains information pertaining to the property referenced on the following page (“the Property”) and the owner of the Property. It is not intended to be all-inclusive or contain all of the information required by a prospective purchaser to evaluate the purchase of the Property. While all the information provided in this Offering Memorandum has been obtained by sources believed to be reliable, the information is presented “as-is” and without warranty of any kind. Documents described within this Offering Memorandum are merely summaries of the documents and may not be complete or accurate descriptions of the full agreements they refer to. Some of the information herein includes estimates based on assumptions related to the general economy and market conditions which are not certain and therefore, may not represent the actual current or future performance of the Property. Please note that any measurements referenced herein are merely approximations.

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Located in the south Denver metro area, 9226 Teddy Lane sits in the heart of Lone Tree, a business-friendly community that hosts prominent companies such as Charles Schwab, Kiewit and Cochlear Americas. This prime commercial property offers an unparalleled opportunity for owner-users. Just minutes from the major transportation arteries of I-25 and C-470/E-470, the location provides seamless access to the entire Denver metro area. The modern building features a contemporary design with large windows that flood the space with natural light, creating a bright and welcoming environment.


With a flexible floor plan, the property is well-suited for a variety of office uses, from corporate headquarters and professional services to startups and training centers. Safety is a key advantage, as Lone Tree consistently ranks well for its low crime rates and well-maintained infrastructure, offering peace of mind to occupants. Additionally, the property boasts ample on-site parking and is conveniently close to an array of dining, shopping and recreational amenities. Whether you're looking to establish your growing business or seeking a solid investment in a budding market, 9226 Teddy Lane is a compelling choice in the vibrant Lone Tree business district.





Property Information


 **Sale Price:**
\$1,900,000

 **Address:**
9226 Teddy Lane
Lone Tree, CO 80124

 **Square Footage:**
5,742 SF

 **Year Built:**
2001

 **Lot Size:**
0.39 Acres (16,771 SF)

 **Estimated Annual Taxes (2024):**
\$33,739

 **Zoning:**
PD - Planned Development District

 **Parking Ratio:**
4/1,000 SF

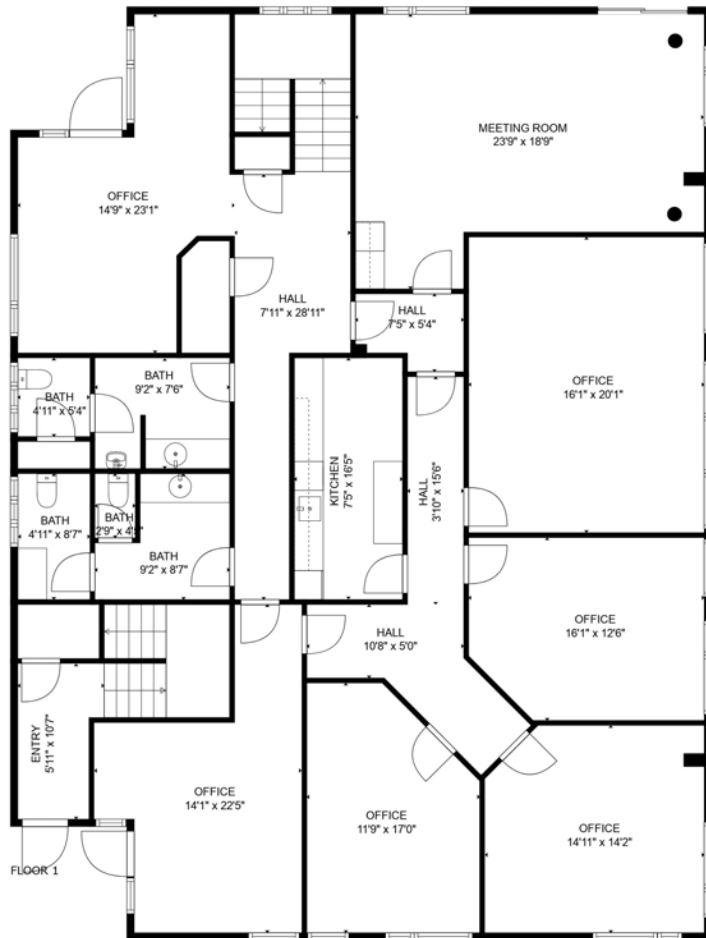


Nearby Points of Interest

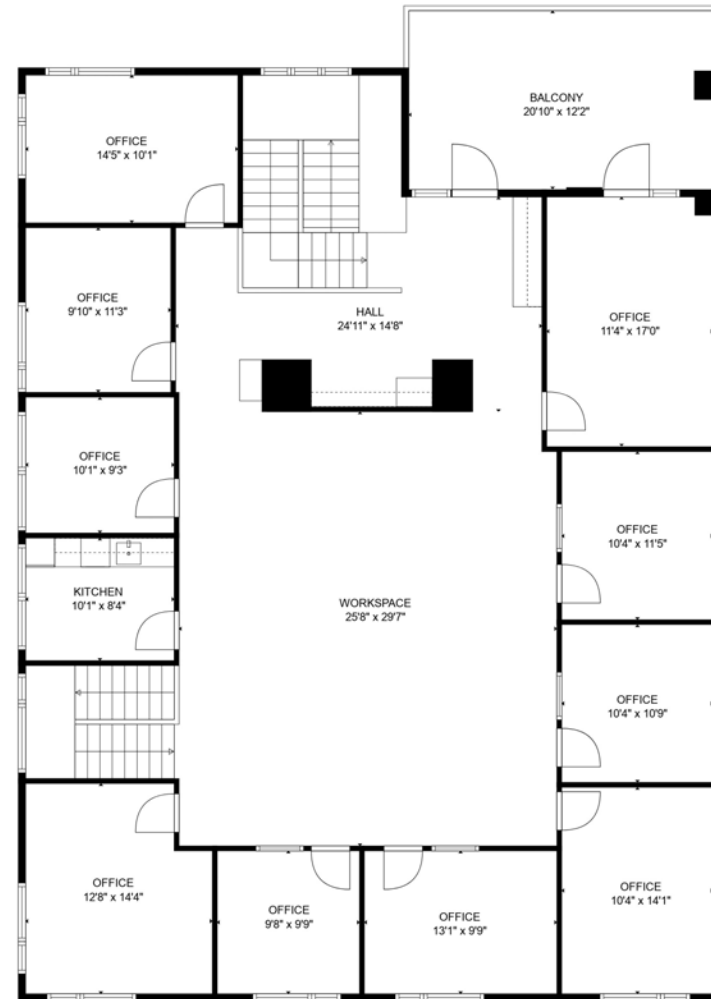


Floor Plans

FIRST FLOOR



SECOND FLOOR



3D Renderings

FIRST FLOOR



SECOND FLOOR











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