



9561 S. KINGSTON CT.

FOR SALE

7,850 RSF

AVAILABLE IMMEDIATELY

Rare owner-user opportunity

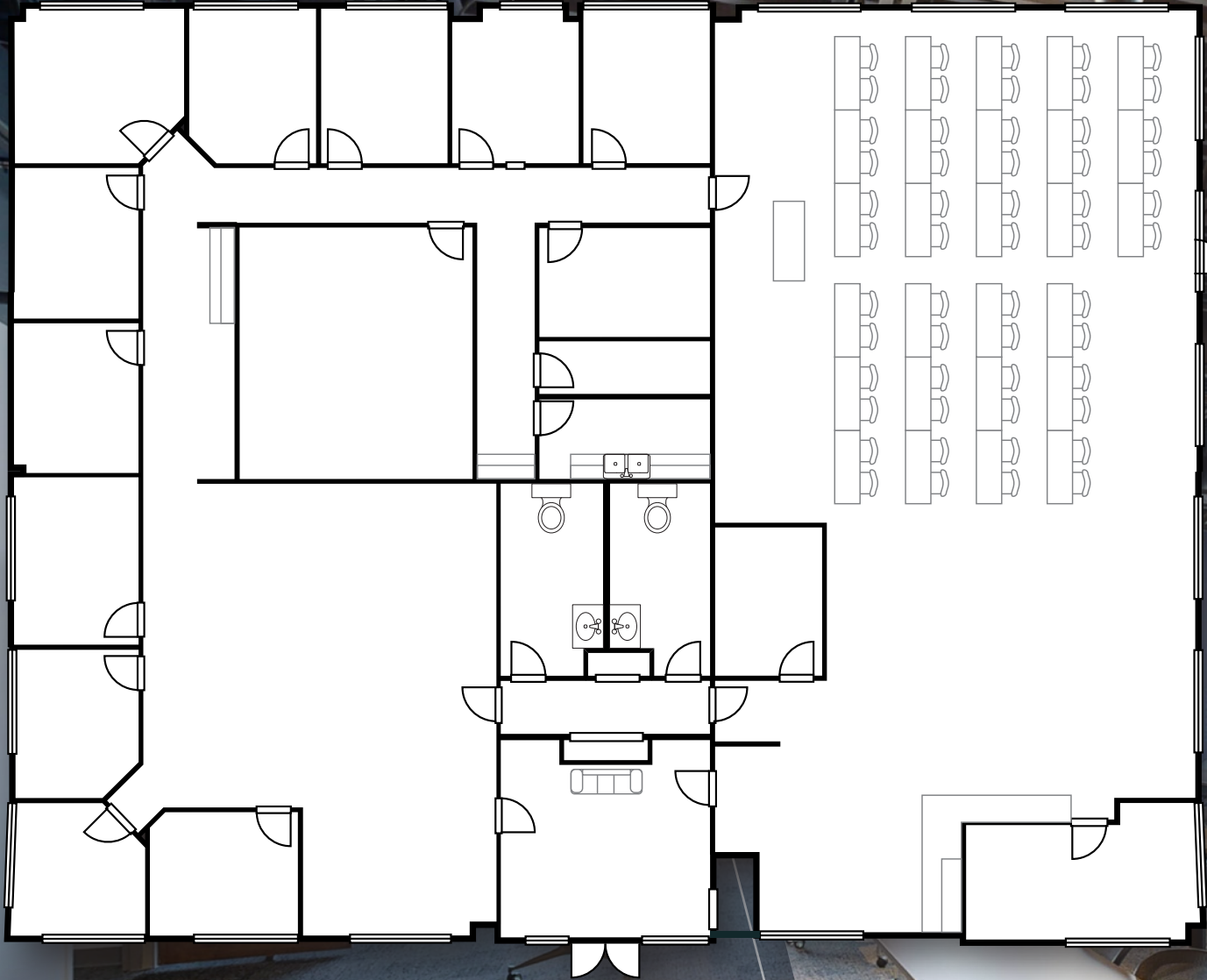
within Meridian Business Park, this 7,850 RSF single-story office building is ideally suited for firms seeking a high-image, efficient layout in a premier Southeast submarket. Constructed with masonry exterior, expansive window lines, and steel framing on a slab-on-grade foundation, the building offers a durable, high-quality structure with abundant natural light throughout.

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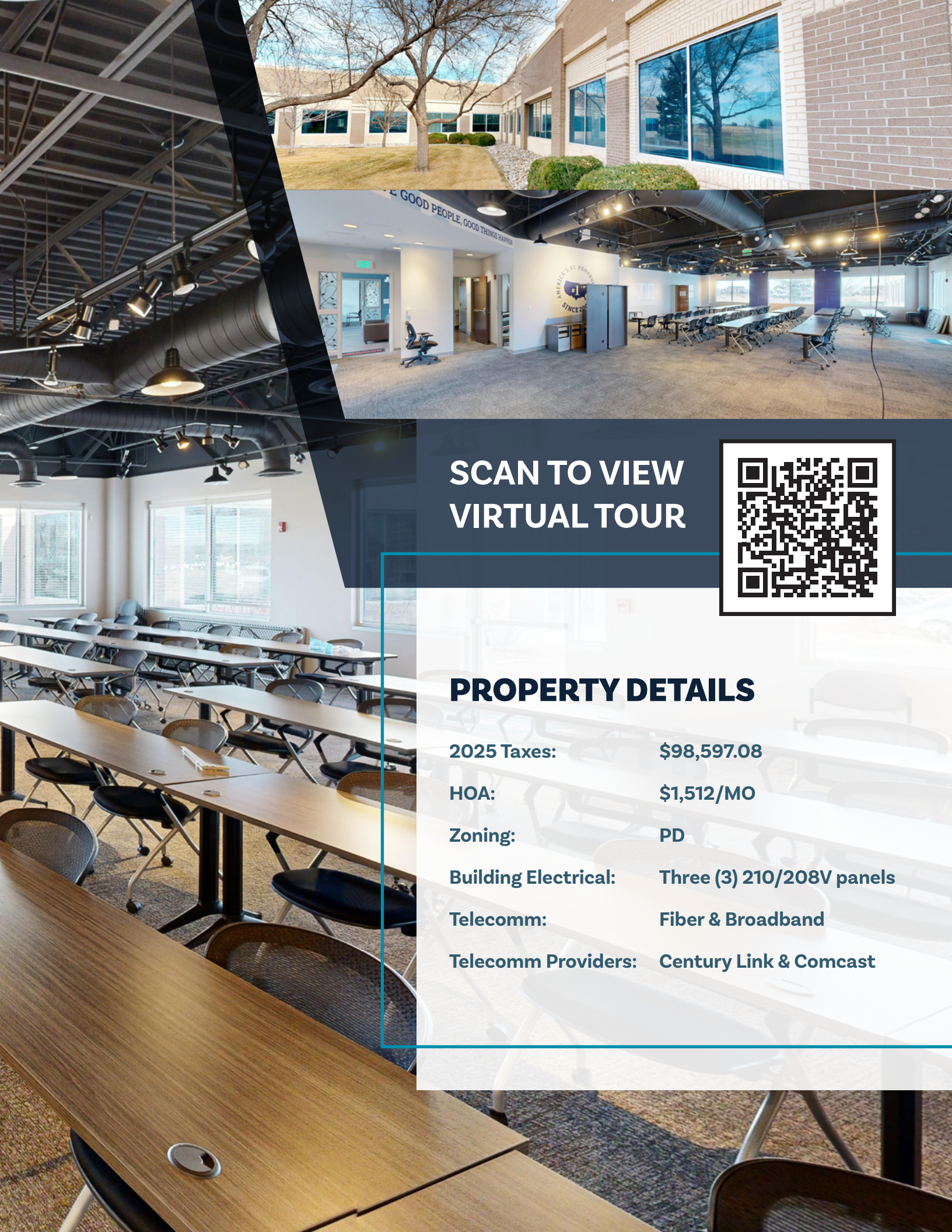
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CURRENT LAYOUT



RBA: 7,850 SF
Price: Contact Broker
YOC: 2001
Parking Ratio: 3.76/1,000 SF
Parking Spaces: Surface - 44
Furniture: Negotiable

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- 12 Private offices
 - Conference room
 - It room
 - Storage areas
 - Kitchenette
 - Recently renovated 75 seat training room
 - Abundant natural light



**SCAN TO VIEW
VIRTUAL TOUR**



PROPERTY DETAILS

2025 Taxes:	\$98,597.08
HOA:	\$1,512/MO
Zoning:	PD
Building Electrical:	Three (3) 210/208V panels
Telecomm:	Fiber & Broadband
Telecomm Providers:	Century Link & Comcast



Located directly adjacent to Meridian Golf Club, the property benefits from a premier setting while offering immediate access to I-25, C-470, and Lincoln Avenue, allowing convenient connectivity throughout the Denver Tech Center, South Denver, and the greater metro area. Numerous restaurants, retail amenities, and fitness centers are located nearby.

Convenient access to public transportation via RTD FlexRide service within the DTC corridor, providing first/last-mile connectivity to Dry Creek Light Rail Station (approximately 2.5 miles away).



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