



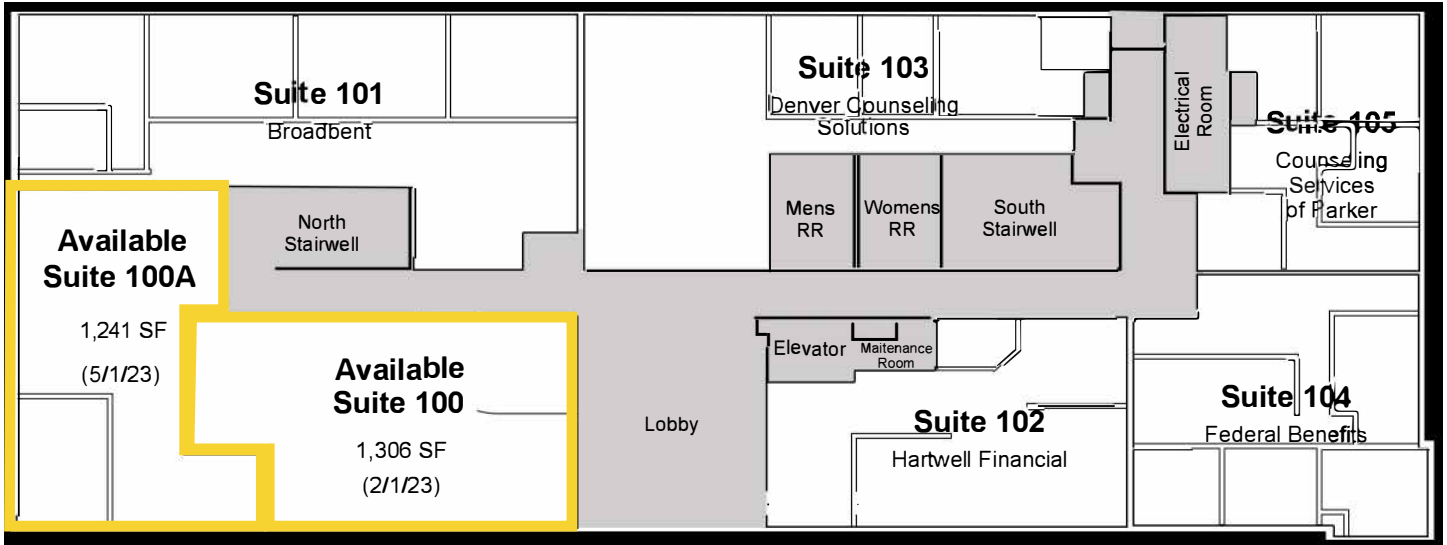
PROPERTY DETAILS

AVAILABLE	2,547 SF Total (Divisible) Suite 100: 1,306 SF (Avail. 2/1/23) Suite 100A: 1,241 SF (Avail. 5/1/23)
LEASE RATE	\$24.00/SF NNN
NNN / CAM	Full Service Gross
BUILDING SIZE	18,019 SF
Y.O.C	2001
PARKING	4 / 1000
CITY / COUNTY	Parker / Douglas

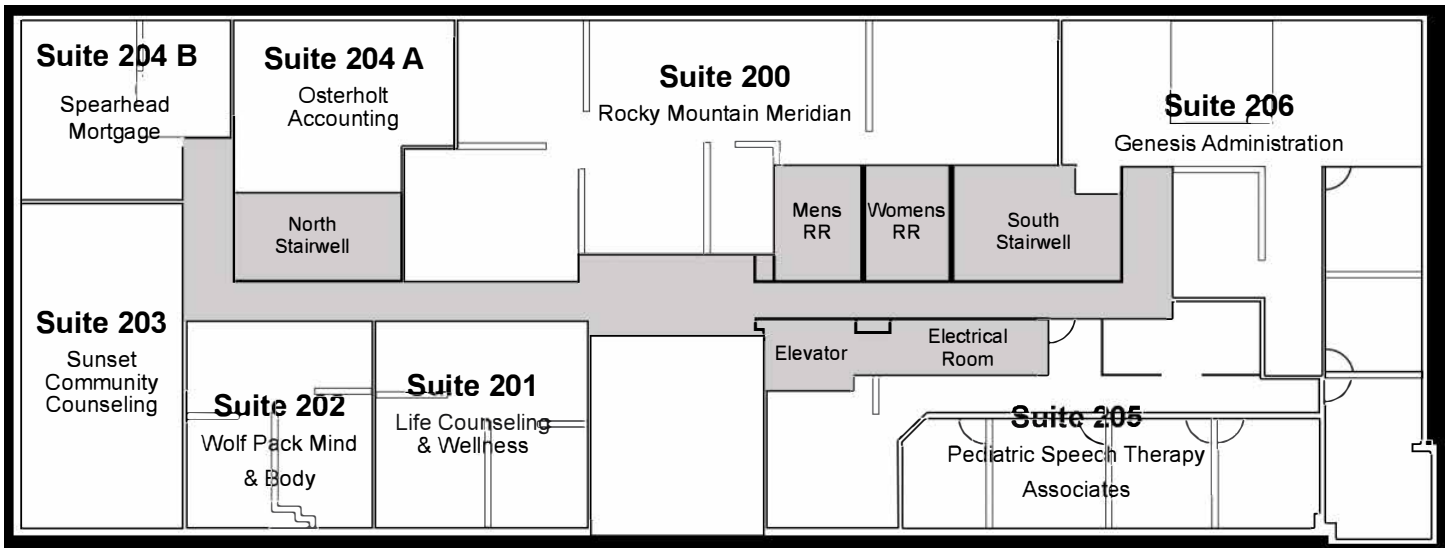
PROPERTY FEATURES

- Professional, Quiet Office Building
- Strong Tenant Mix with Ample Parking
- 3-year Minimum Lease Term
- Local Property Management
- 1/2 Block Off of Parker Road on the West Side
- Adjacent to King Soopers Center, Bank of America, La-Z-Boy, Murphy USA and Many More
- 7 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

FIRST LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN



2022 DEMOGRAPHICS

Radius	Population	Avg. HH Income	Median Home Value
2 Mile	20,229	\$148,098	\$476,212
5 Mile	102,740	\$146,945	\$487,483
10 Mile	397,755	\$145,384	\$493,112

TRAFFIC COUNTS

Average
Approx. 69,000 VPD on Parker Rd.
Approx. 41,000 VPD on Parker Rd. at J Morgan Blvd.
Approx. 10,000 VPD on Stroh Rd. at Parker Rd.



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