



## PROPERTY FEATURES

- 1,512 RSF Available Immediately at Ground Level
- Suite Features Upgraded Finishes with Ample Glass
- Minimum Lease Term of 3 to 5 Years
- Strong Tenant Mix
- Local Property Management
- Professional, Quiet Office Building Totaling 18,019 SF
- 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

## PROPERTY DETAILS

AVAILABLE	• <b>Suite 103: 1,512 RSF</b> \$3,150.00 / Month
LEASE RATE	\$12.50 / SF (Base Rent)
EXPENSES	\$12.50 / SF (2025)
TOTAL PSF	\$25.00 / SF (Modified Gross)
PARKING	Ample: 3:1,000
UTILITIES	Included
CITY / COUNTY	Parker / Douglas

### DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	23,207	\$156,062	\$615,374
5 Mile	118,046	\$158,284	\$649,700
10 Mile	443,029	\$153,651	\$646,124

### PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering **±107,434 Residents**.
- 80134 is the **2nd Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

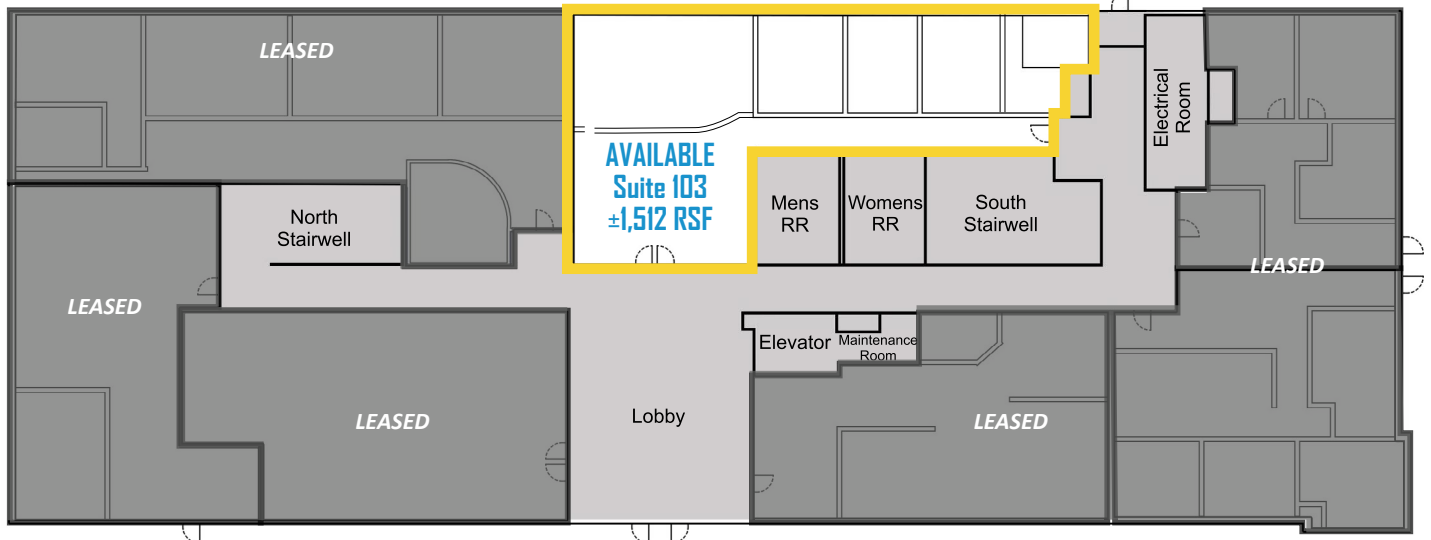
### TRAFFIC COUNTS

#### Vehicles Per Day (VPD)

- Approx. 10,000 VPD at Stroh Rd. & Parker Rd.
- Approx. 41,000 VPD at Parker Rd. & J. Morgan Blvd.
- Approx. 65,000 VPD along E-470 at Parker Rd.



## FIRST LEVEL FLOOR PLAN



**TREVEY**  
COMMERCIAL  
REAL ESTATE

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