OFFICE FOR LEASE

STROH PROFESSIONAL

12760 STROH RANCH WAY, PARKER, CO 80134

TREVEY COMMERCIAL



PROPERTY FEATURES

- 1,241 RSF Office Suite Available Immediately on the 1st Floor Suite Offers ***Ample Glass & Exterior Access Door***
- 576 RSF & 868 RSF Spec Office Suites Available Immediately on the 2nd Floor
- ***Spec Suite Condition with New Carpet, Paint & Lighting***
- Complimentary Secure Basement Storage Available for Building Tenants
- Extensive Exterior Windows with Abundant Natural Light
- 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, Carl's Jr., Murphy USA and Many More
- 7 Minutes to E-470, 15 Minutes to I-25, 20 Minutes to Castle Rock, 25 Minutes to both Downtown Denver & D.I.A.

PROPERTY DETAILS

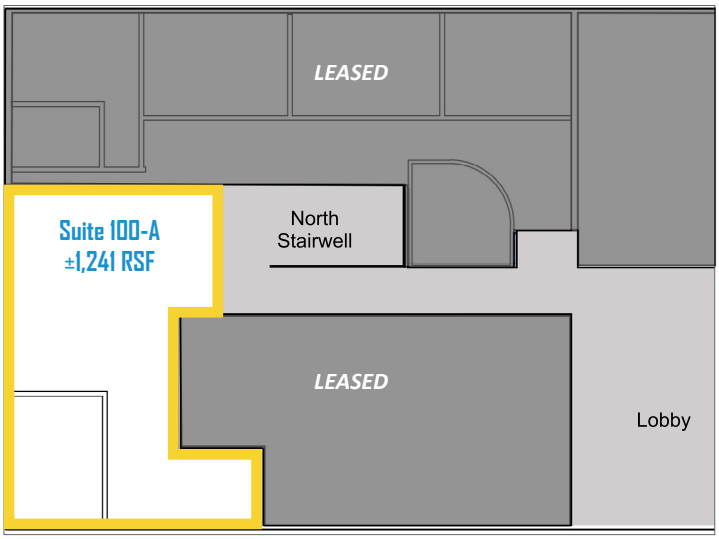
AVAILABLE	***Suite 100-A:*** ±1,241 SF ***Suite 203:*** ±868 SF ***Suite 204-A:*** ±576 SF
LEASE RATE	$28.00 / SF MG
LEASE TYPE	Modified Gross
MONTHLY RENT	***Suite 100-A:*** $2,895.67 / Mo. ***Suite 203:*** $2,025.33 / Mo. ***Suite 204-A:*** $1,344.00 / Mo.
PARKING	3: 1,000
UTILITIES	Included
CITY / COUNTY	Parker / Douglas

PRIME OFFICE SPACE AT STROH PROFESSIONAL

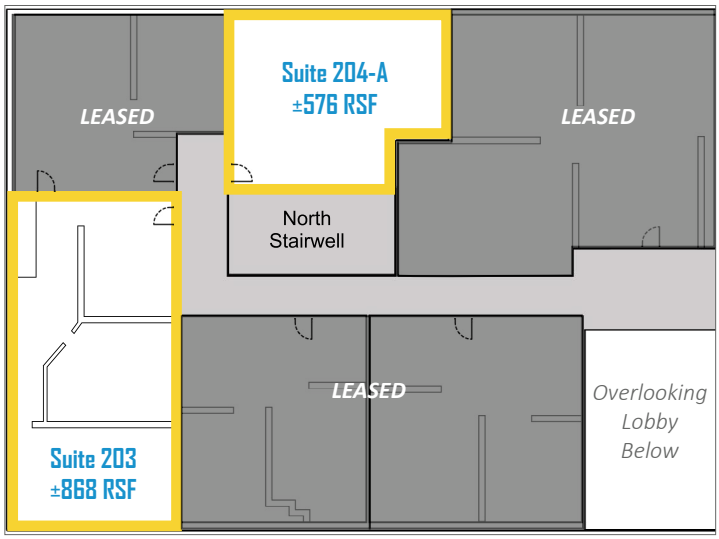
FOR LEASE

12760 STROH RANCH WAY, PARKER

FIRST FLOOR

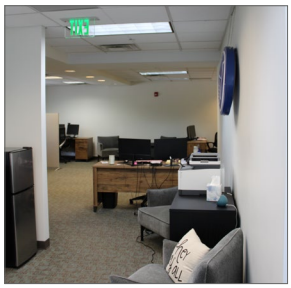


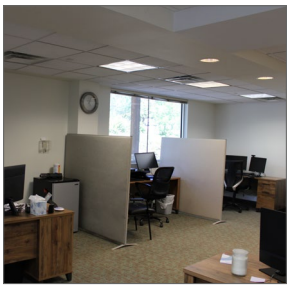
SECOND FLOOR



SUITE IMAGES

Suite 100-A: ±1,241 RSF

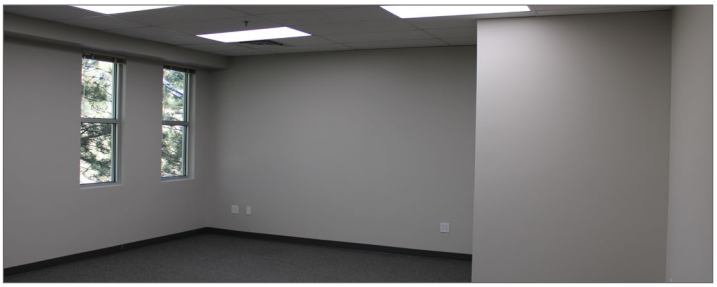
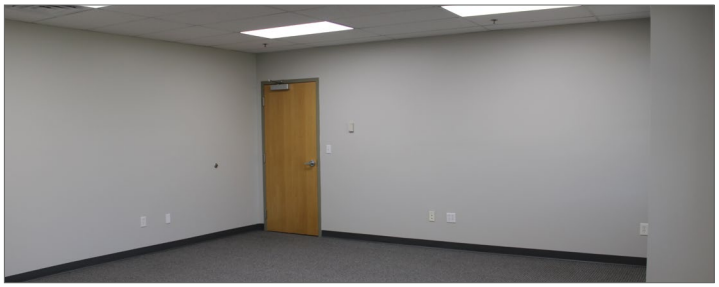


Suite 203: ±868 RSF






Suite 204-A: ±576 RSF

TREVEY COMMERCIAL | **www.trevey.com** **303-841-1400**

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