



PROPERTY FEATURES

- 1,061 RSF Available Featuring **New Carpet & Paint!**
- 576 RSF & 715 RSF Available 8/1/2024 (*Second Floor*)
- Professional, Quiet Office Building Totaling 18,019 SF
- Strong Tenant Mix with Ample Parking (3:1,000)
- 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

PROPERTY DETAILS

AVAILABLE SUITES	First Floor
	<ul style="list-style-type: none"> • Suite 100: 1,061 RSF \$1,945.17 / Month *New Carpet & Paint!
	Second Floor
	<ul style="list-style-type: none"> • Suite 201: 715 RSF \$1,310.83 / Month • Suite 204-A: 576 RSF \$1,048.67 / Month
LEASE RATE	\$10.21 / SF (<i>Base Rent</i>)
EXPENSES	\$11.79 / SF (<i>2024</i>)
TOTAL PSF	\$22.00 / SF (<i>Modified Gross</i>)
UTILITIES	Included
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	21,524	\$150,831	\$483,407
5 Mile	108,905	\$152,527	\$494,859
10 Mile	420,145	\$147,339	\$497,078

*2028 Projected Population

PARKER MARKET SERVICE AREA

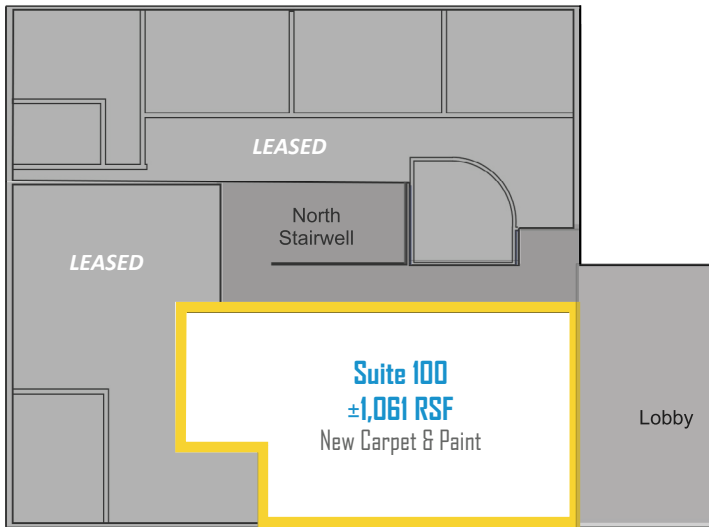
- Parker, CO consists of two zip codes (80134 & 80138) delivering **±107,434 Residents.**
- 80134 is the **2nd Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

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



SUITE 100 REMODEL IMAGES:



Suite Entrance Facing Southwest



Suite Entrance; Exterior Door to Hallway



Suite from Entrance



Suite from Entrance

SECOND LEVEL FLOOR PLAN



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