

PRIME OFFICE FOR LEASE
PARKER CROSSROADS
10841 S. CROSSROADS DRIVE, PARKER, CO 80134



PROPERTY FEATURES

- Available Immediately for Lease
- Active Center with Direct Parker Rd. Frontage
- Excellent Visibility at Parker Rd. & Mainstreet
- 2-3 Year Minimum Lease Term
- 24-hour Secure Access
- 7 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE	Suite 111: 220 SF (4/1/23)
MONTHLY RATE	\$600.00 / mo.
UTILITIES	All Utilities Included
BUILDING SIZE	52,560 SF
Y.O.C.	1984
PARKING	7.5:1000
CITY / COUNTY	Parker / Douglas

2022 DEMOGRAPHICS

Radius	Population	Households	Avg. HH Income
2 Mile	39,288	13,756	\$131,348
5 Mile	121,674	45,349	\$137,234
10 Mile	500,572	181,558	\$140,897

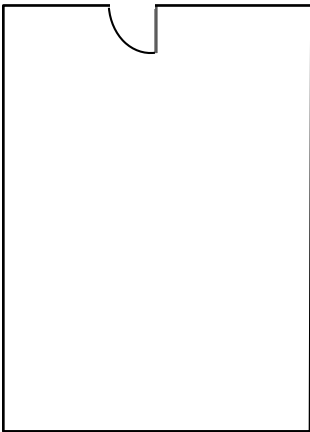
TRAFFIC COUNTS

Average
Approx. 47,00 VPD at Parker Rd. & Crossroads Dr.
Approx. 46,000 VPD at Parker Rd. & Mainstreet
Approx. 12,300 Annual Trips along E-470 at Parker Rd.



SUITE DETAILS

Suite III: 220 SF



TREVEY COMMERCIAL
 10510 Dransfeldt Rd, Suite 100
 Parker, Colorado 80134
 303-841-1400 | www.trevey.com

NICK NICKERSON
nick@trevey.com
 C: 303-968-6183
 O: 303-841-1400

DOWNLOAD BROKERAGE DISCLOSURE

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change. Please call to confirm current property status and accuracy of information contained herein.