

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

TREVEY
COMMERCIAL

OFFICE SUITE
AVAILABLE

PROPERTY FEATURES

- 375 SF Office Suite Available September 1, 2026
- 2-3 Year Minimum Lease Term
- Active Center with Direct Parker Rd. Frontage
- Excellent Access & Visibility at Parker Rd. & Mainstreet
- 7 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE	Suite 103: ±375 SF
MONTHLY RENT	\$850.00 / Month
UTILITIES	All Utilities Included
ACCESS	24-hr. Secure Building Access
BUILDING SIZE	52,560 SF
PARKING	7.5:1,000
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	42,994	\$141,450	\$585,949
5 Mile	142,733	\$144,698	\$623,150
10 Mile	533,781	\$148,132	\$620,386

PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering **±111,000 Residents**.
- 80134 is the **1st Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)

Approx. 18,000 VPD at Crossroads Dr. & Mainstreet
Approx. 53,000 VPD at Parker Rd. & Mainstreet
Approx. 69,000 VPD along Parker Rd.

