

PRIME OFFICE FOR LEASE
PARKER CROSSROADS
 10831 S. CROSSROADS DRIVE, PARKER, CO 80134



OFFICE SUITES
 AVAILABLE

PROPERTY FEATURES

- Open Layout / Bullpen Area
- 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 111: ±220 SF \$625.00 / Month
UTILITIES	All Utilities Included
ACCESS	24-hr. Secure Building Access
BUILDING SIZE	52,560 SF
PARKING	7.5:1000
CITY / COUNTY	Parker / Douglas

2023 DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	38,722	\$138,329	\$465,521
5 Mile	120,246	\$142,333	\$471,659
10 Mile	495,328	\$143,533	\$486,487

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

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

HEATH HONBARRIER
 V.P. Sales & Leasing
heath@trevey.com
 C: 720-252-0144

MITCH TREVEY
 Managing Director
mitch@trevey.com
 C: 303-619-7192



FLOOR PLAN

Suite III: ±220 SF



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