

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

**TREVEY**  
 COMMERCIAL



**OFFICE SUITE  
 AVAILABLE**

## PROPERTY FEATURES

- 319 SF Office Suite Available Immediately
- 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	Unit 102: ±319 SF
MONTHLY RENT	\$1,000.00 / 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

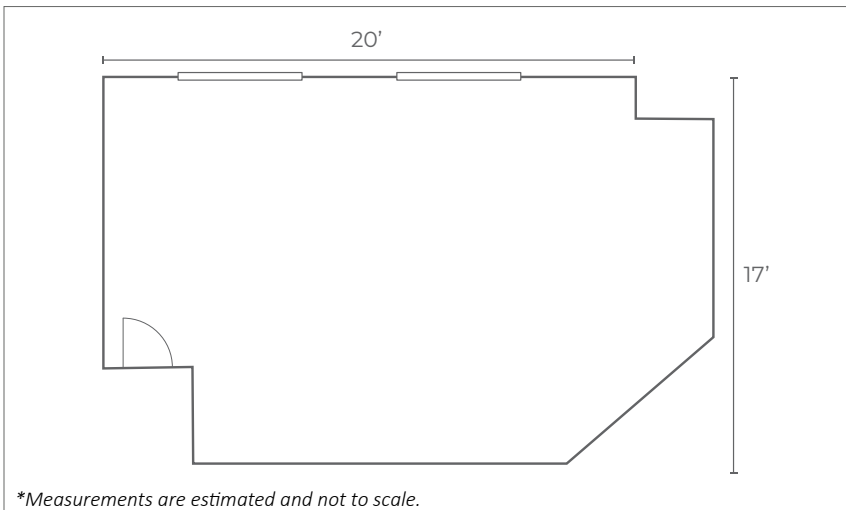
Vehicles Per Day (VPD)
Approx. 18,000 VPD at Crossroads Dr. & Mainstreet
Approx. 53,000 VPD at Parker Rd. & Mainstreet
Approx. 69,000 VPD along Parker Rd.

REGIONAL AERIAL



FLOOR PLAN

Suite 102: ±319 SF



\*Measurements are estimated and not to scale.



BROKERAGE DISCLOSURE

Information contained herein has been obtained from sources believed reliable; however, no guarantee, warranty, or representation is made as to its accuracy. All information, including price and terms, is subject to change without notice. Please verify all information prior to reliance.