

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



440 SF
AVAILABLE

PROPERTY FEATURES

- Office / Reception with Treatment Room & Sink
- Ideal for Massage Therapist, Acupuncture, Etc.
- 2-3 Year Minimum Lease Term
- Active Center with Direct Parker Rd. Frontage
- 24-hour Secure Access
- 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 107: ±440 SF (1/1/24)
MONTHLY RATE	\$850.00 / Month
UTILITIES	All Utilities Included
BUILDING SIZE	52,560 SF
Y.O.C.	1984
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.



PROPERTY PHOTOS



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