

MEDICAL / OFFICE FOR LEASE  
**PARKER HEALTHCARE CENTER**  
 10371 PARKGLENN WAY, PARKER, CO 80138



## PROPERTY FEATURES

- **Remaining 1,781 SF Suite Available!**
- New Paint Throughout
- Features Second Private Entrance to Suite
- Beautifully Maintained Medical / Office Building
- Excellent Visibility with Monument Signage on Parker Road
- Within Minutes of Downtown Parker
- Medical Tenants Only / 24-hour Secure Access
- 1.5 Miles from Parker Adventist Hospital

## PROPERTY DETAILS

AVAILABLE	<ul style="list-style-type: none"> <li>• <b>Suite 280:</b> 1,781 SF \$5,773.41 / Month</li> </ul>
LEASE RATE	\$23.50 / SF NNN (Base Rent)
NNN / CAM RATE	\$15.40 / SF (Estimate)
PARKING	4.5:1000
CITY / COUNTY	Parker / Douglas

### DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	39,810	\$127,751	\$558,885
5 Mile	153,441	\$144,232	\$628,446
10 Mile	544,371	\$146,024	\$607,883

### 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

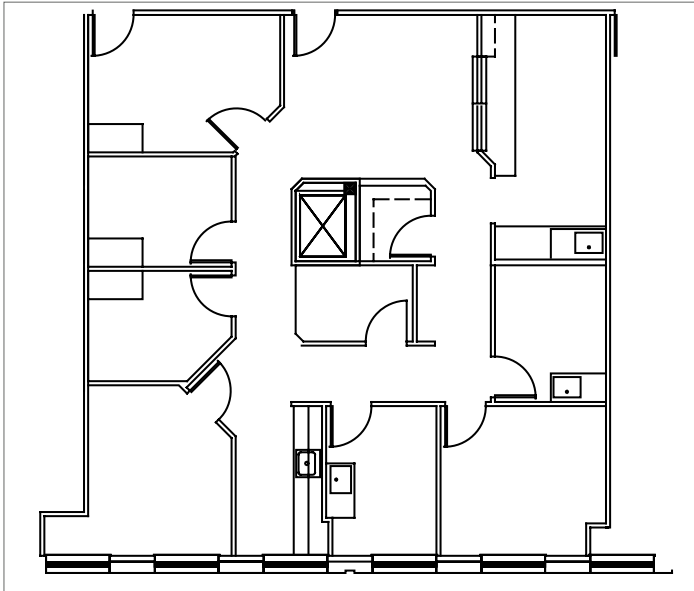
#### Vehicles Per Day (VPD)

- Approx. 20,000 VPD at Baldwin Gulch & N. Pine
- Approx. 47,000 VPD at Parker Rd. & Parkglenn Way
- Approx. 50,000 VPD at Parker Rd. & Plaza Dr.

# AVAILABLE SUITE

**SUITE 280: ±1,781 SF**

Former medical office. Available immediately. New paint throughout.



# LOCATION DETAIL



# MONUMENT SIGNAGE



**TREVEY COMMERCIAL**  
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