

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	• Suite 280: 1,781 SF \$5,550.78 / Month
LEASE RATE	\$22.00 / 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	37,010	\$126,056	\$451,511
5 Mile	140,416	\$142,227	\$477,389
10 Mile	523,788	\$141,569	\$480,082

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.

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

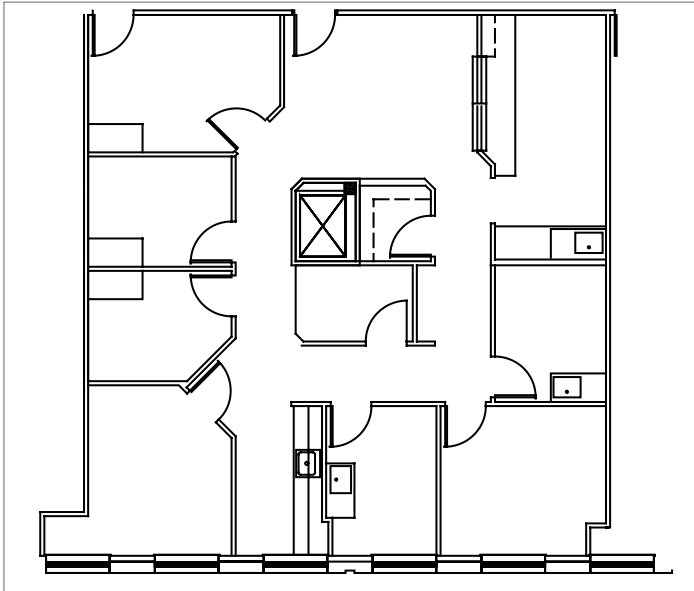
TOMMY DAHER
 Associate Broker
tommy@trevey.com
 C: 303-916-8231

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

AVAILABLE SUITE

SUITE 280: ±1,781 SF

Former medical office. Available immediately. New paint throughout.



LOCATION DETAIL



MONUMENT SIGNAGE



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

TOMMY DAHER
 Associate Broker
 tommy@trevey.com
 C: 303-916-8231

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

[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change. Please call to confirm current property status and accuracy of information contained herein.