

PARKER HEALTHCARE CENTER

FOR LEASE
10371 PARKGLENN WAY, PARKER, CO

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



PROPERTY FEATURES

- 1,202 SF & 1,781 SF Available Immediately
- 1,410 SF & 2,649 SF Available October-2023
- Beautifully Maintained Medical / Office Building
- Attractive Lobby with New Digital Tenant Directory
- Excellent Visibility on Parker Road
- Medical Tenants Only / 24-hour Secure Access
- Monument Signage Available
- 1.5 Miles from Parker Adventist Hospital

PROPERTY DETAILS

AVAILABLE	• Suite 260: 2,649 SF
	• Suite 270: 1,202 SF
	• Suite 280: 1,781 SF
	• Suite 290: 1,410 SF
LEASE RATE	\$23.50 / SF NNN (Base Rent)
NNN / CAM RATE	\$15.40 / SF (2023 Estimate)
PARKING	4.5:1000
CITY / COUNTY	Parker / Douglas

2022 DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	35,556	\$120,694	\$432,784
5 Mile	133,518	\$137,882	\$474,550
10 Mile	513,418	\$138,888	\$474,343

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
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THOMAS DAHER
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[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.

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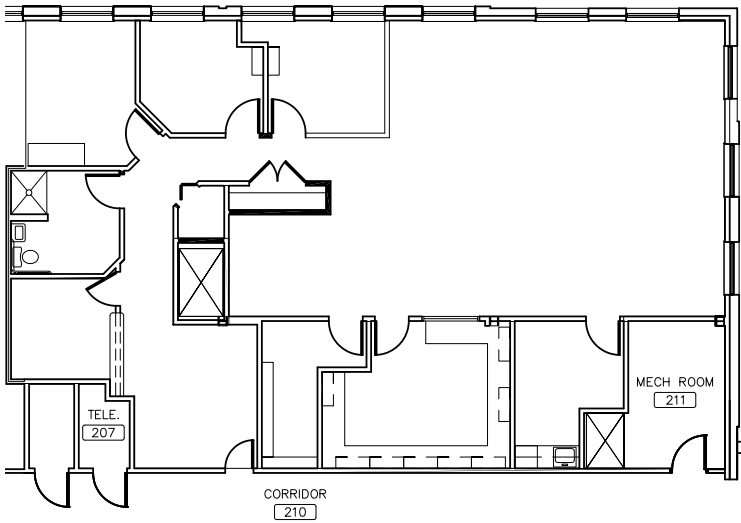
THOMAS DAHER
Associate
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AVAILABLE SUITES

SUITE 260: ±2,649 SF



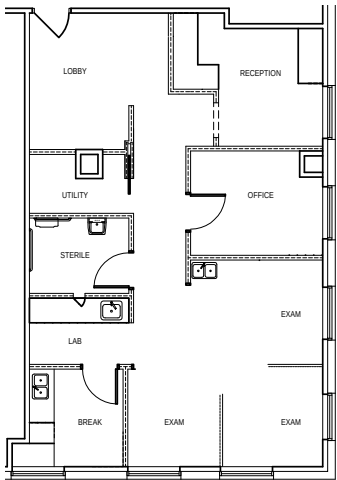
LEASE RATE \$23.50 / SF NNN (Base Rent)

NNN / CAM RATE \$15.40 / SF (2023 Estimate)

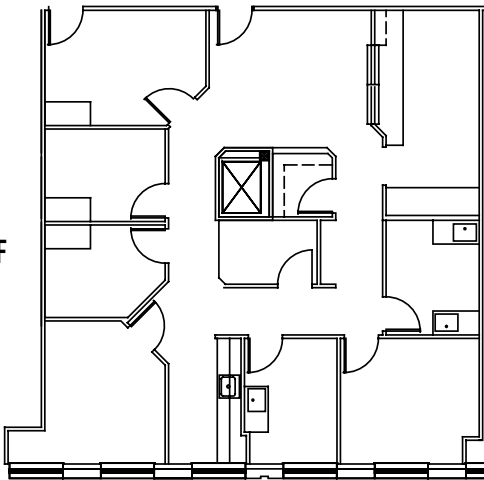
AVAILABLE

- **Suite 260:** 2,649 SF
\$8,587.17 / Month
- **Suite 270:** 1,202 SF
\$3,896.48 / Month
- **Suite 280:** 1,781 SF
\$5,773.41 / Month
- **Suite 290:** 1,410 SF
\$4,570.75 / Month

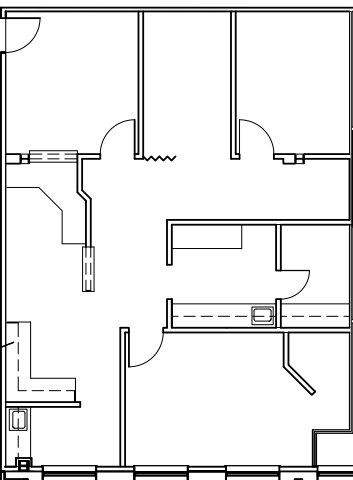
SUITE 270: ±1,202 SF



SUITE 280: ±1,781 SF



SUITE 290: ±1,410 SF

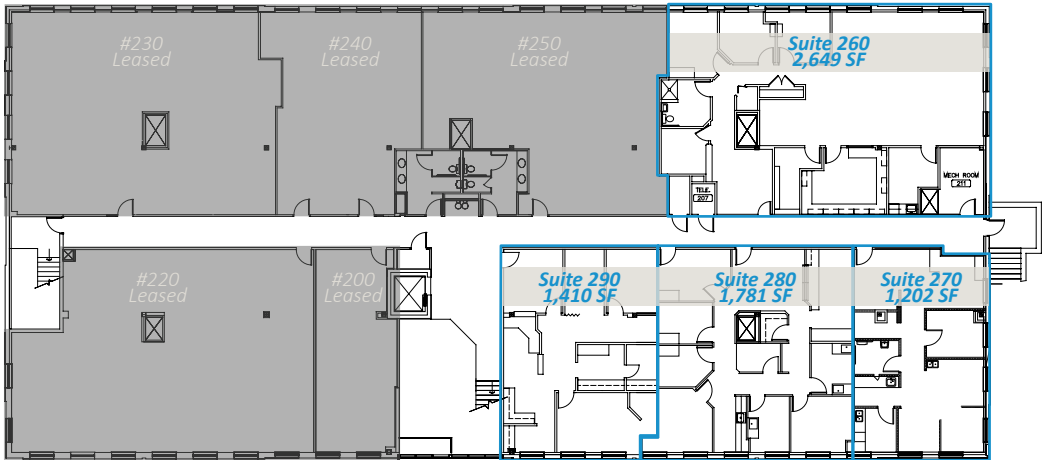


COMBINE
FOR
±2,983 SF

COMBINE
FOR
±3,191 SF

COMBINE ALL 3 SUITES FOR ±4,393 SF

SECOND FLOOR PLAN



INTERIOR PHOTOS

SUITE 260: Currently operating as a dental office. Available 10/1/23.



SUITE 270: Former dental office. Available immediately.



SUITE 280: Former medical office. Available immediately.



SUITE 290: Currently operating as a primary care office. Available 10/1/23.

