

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



## PROPERTY FEATURES

- 2,649 SF & 1,202 SF - 4,393 SF Max Contig. Suites Available
- Beautifully Maintained Medical / Office Building
- Attractive Lobby with New Digital Tenant Directory
- Excellent Visibility with Monument Signage on Parker Road
- Within Minutes of Downtown Parker RTD Park-n-Ride
- Medical Tenants Only / 24-hour Secure Access
- Stunning Western Views of the Rocky Mountains
- 1.5 Miles from Parker Adventist Hospital

## PROPERTY DETAILS

AVAILABLE	• <b>Suite 260:</b> 2,649 SF
	• <b>Suite 270:</b> 1,202 SF
	• <b>Suite 280:</b> 1,781 SF
	• <b>Suite 290:</b> 1,410 SF
LEASE RATE	\$22.00 / SF NNN ( <i>Base Rent</i> )
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

\*2028 Projected Population

### 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)

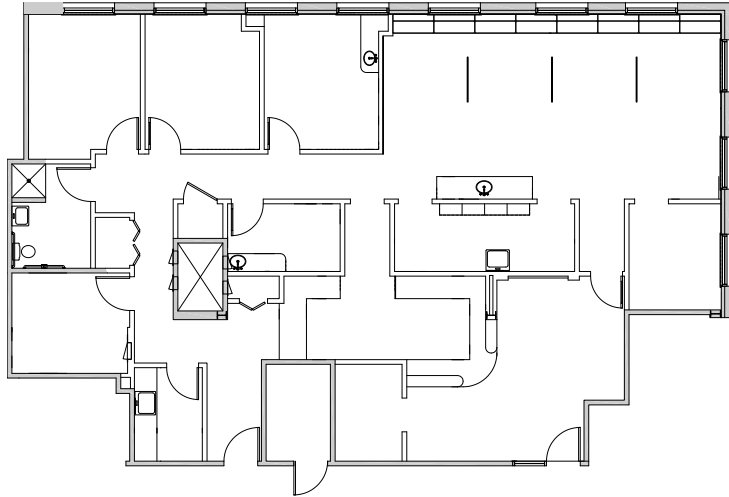
- Approx. 20,000 VPD at Baldwin Gulch & N. Pine
- Approx. 47,000 VPD at Parker Rd. & Parkglenn Way
- Approx. 50,000 VPD at Parker Rd. & Plaza Dr.

# PARKER HEALTHCARE CENTER

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## AVAILABLE SUITES

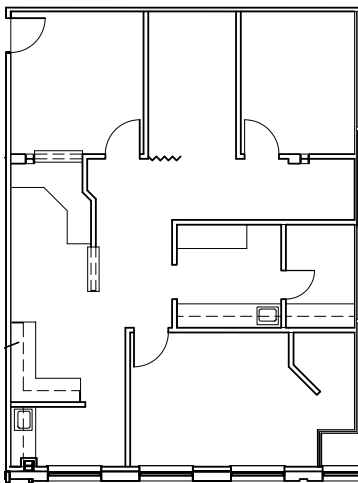
**SUITE 260: ±2,649 SF**



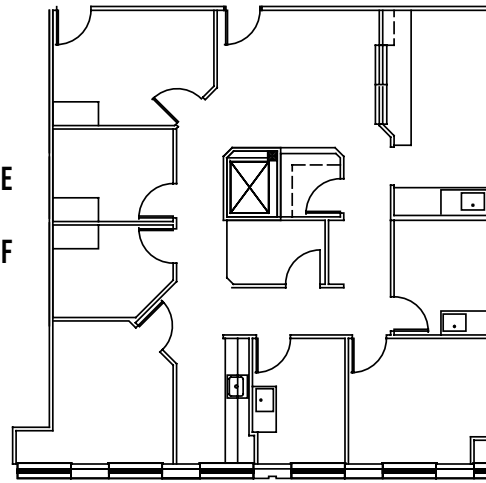
**MONUMENT SIGNAGE:** *Excellent Parker Road visibility.*



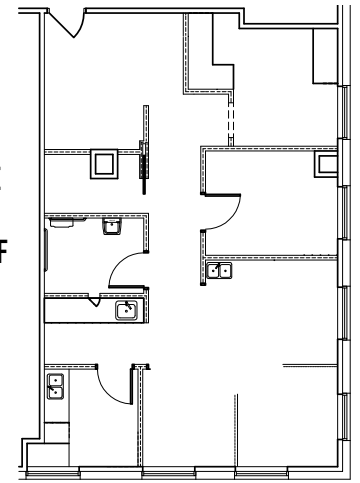
**SUITE 290: ±1,410 SF**



**SUITE 280: ±1,781 SF**



**SUITE 270: ±1,202 SF**

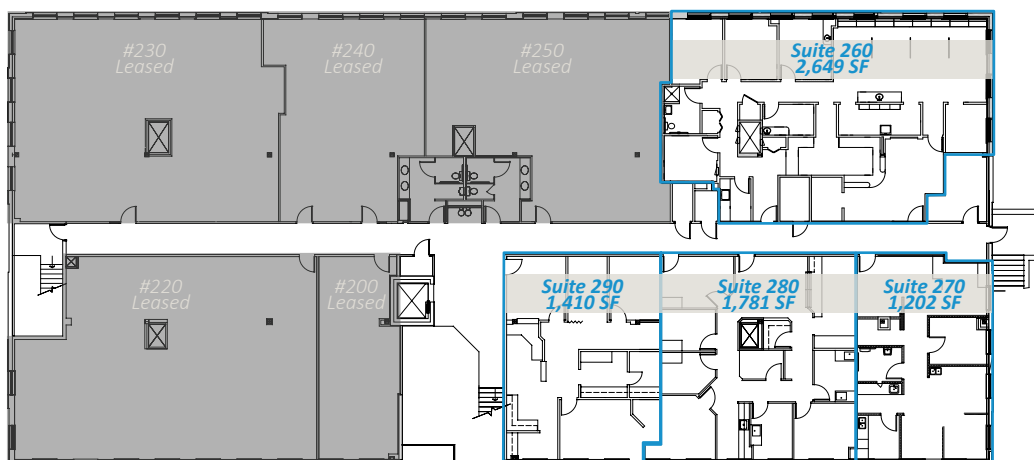


**COMBINE FOR ±3,191 SF**

**COMBINE FOR ±2,983 SF**

**COMBINE ALL 3 SUITES FOR ±4,393 SF**

## SECOND FLOOR PLAN





# INTERIOR PHOTOS

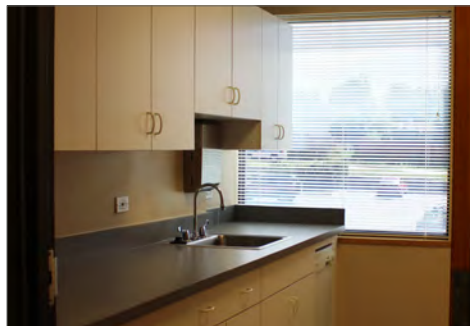
**SUITE 260:** Former dental office. Available immediately. Stunning Western views of the Rocky Mountains!



**SUITE 270:** Former dental office. Available immediately.



**SUITE 280:** Former medical office. Available immediately.

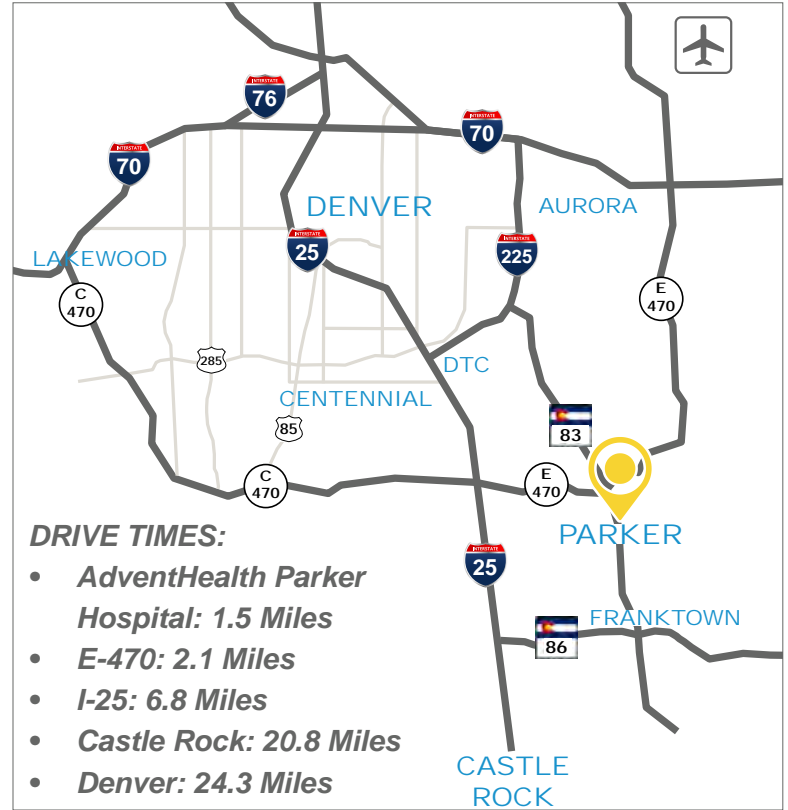


**SUITE 290:** Currently operating as a primary care office. Available in 30 days.





## LOCATION DETAIL



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

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

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

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

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