

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



PROPERTY FEATURES

- Beautifully Maintained Medical / Office Building
- Recently Updated Suites
- 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	1,202 SF & 1,781 SF
LEASE RATE	\$23.50 / SF NNN
CAM	\$15.40 / SF
BUILDING SIZE	31,587 SF
Y.O.C.	1999
PARKING	4.5:1000
CITY / COUNTY	Parker / Douglas

2022 DEMOGRAPHICS

Radius	Population	Households	Avg. HH Income
2 Mile	35,556	13,154	\$120,694
5 Mile	133,518	49,382	\$137,882
10 Mile	513,418	187,685	\$138,888

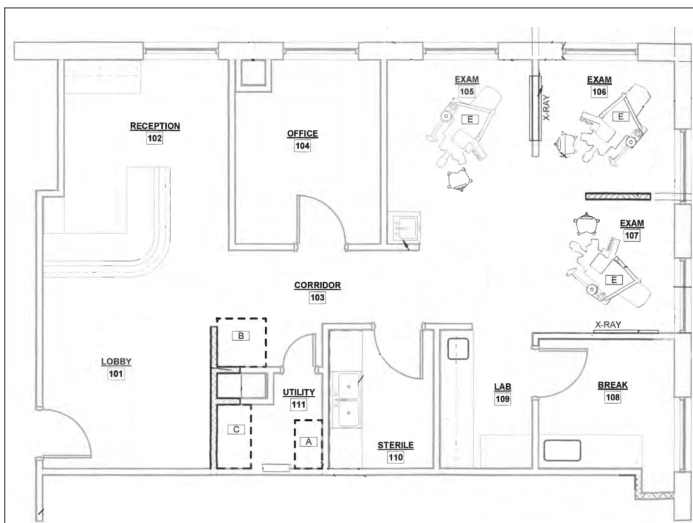
TRAFFIC COUNTS

Average
Approx. 50,00 VPD at Parker Rd. & Plaza Dr.
Approx. 47,000 VPD at Parker Rd. & Parkglenn Way
Approx. 12,300 Annual Trips along E-470 at Parker Rd.

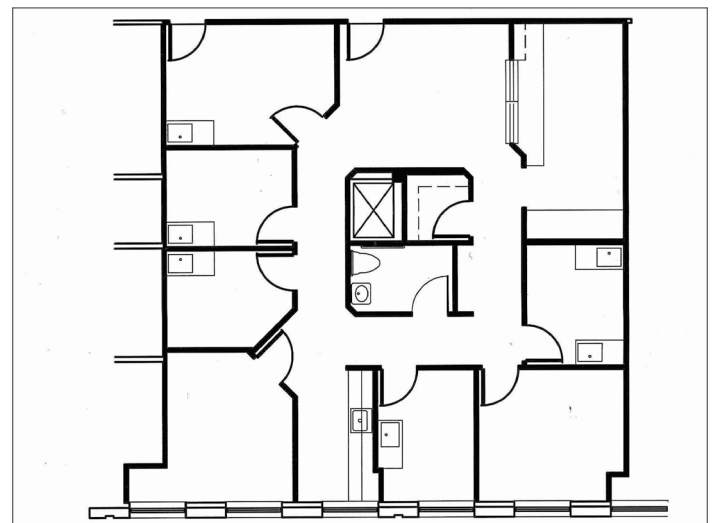


SUITE DETAILS

Suite 270: 1,202 SF



Suite 280: 1,781 SF



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