

PRIME OFFICE FOR LEASE
SUNMARKE BUILDING
12900 STROH RANCH PLACE, PARKER, CO 80134



PROPERTY FEATURES

- **Suite 125-B (±100 SF):** Fully Furnished Suite, Exterior Door
- **Suite 125-G (±200 SF):** Unfurnished Suite, Interior Office with Side Light
- Executive Suites Have Access to Kitchen & Conference Room. Other Amenities Include: Janitorial Services, High Speed Internet, 24-Hour Access / Secure Building
- One (1) Year Minimum Lease Term
- On-site Property Management
- 1/2 Block Off of Parker Road on the West Side
- Adjacent to King Soopers Center, Bank of America, Murphy USA and Many More
- 7 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE	• Suite 125-B: ±100 SF \$650.00 / Month
	• Suite 125-G: ±200 SF \$850.00 / Month
TYPE	Executive Office Suites
BUILDING SIZE	16,329 SF
Y.O.C.	2002
PARKING	4:1,000
CITY / COUNTY	Parker / Douglas
ZONING	Commercial

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	21,895	\$160,350	\$620,900
5 Mile	114,983	\$160,173	\$652,231
10 Mile	434,727	\$154,029	\$648,079

PARKER MARKET SERVICE AREA

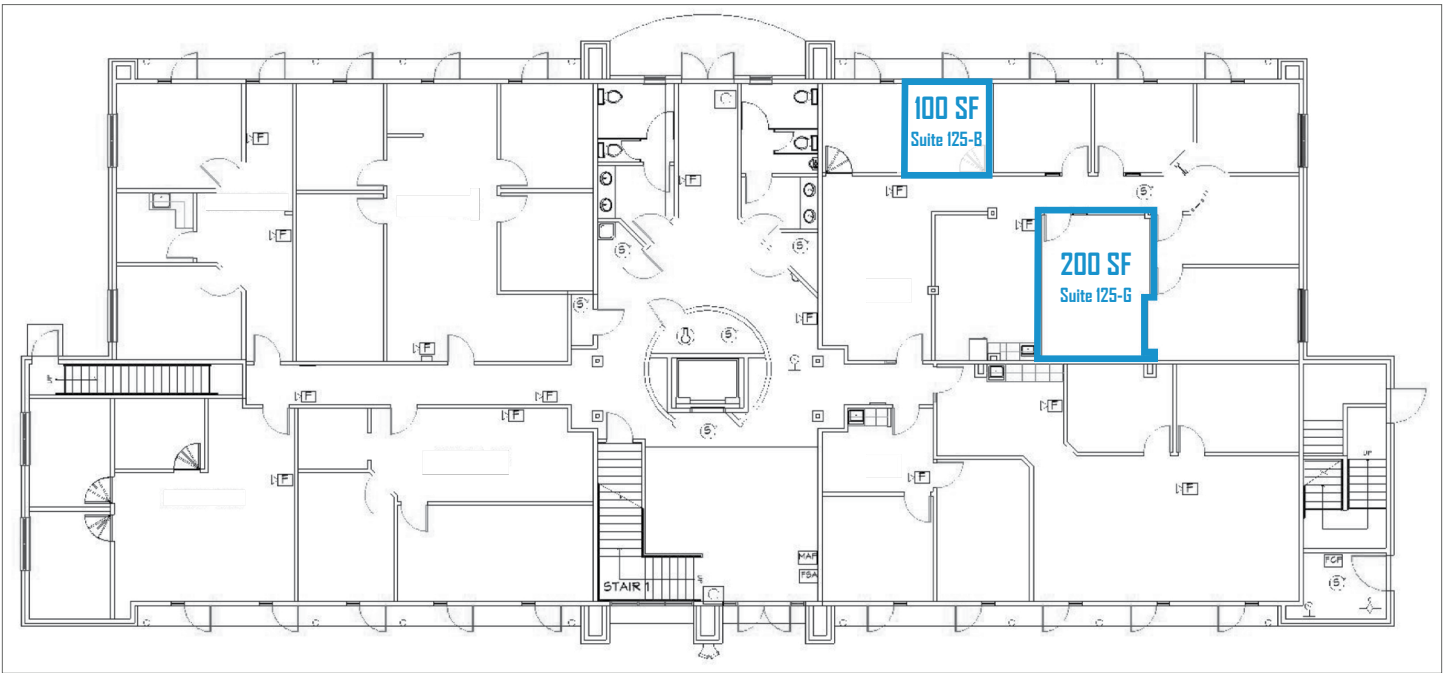
- Parker, CO consists of two zip codes (80134 & 80138) delivering **±107,434 Residents**.
- 80134 is the **2nd Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)

- Approx. 10,000 VPD at Stroh Rd. & Parker Rd.
- Approx. 41,000 VPD at Parker Rd. & J. Morgan Blvd.
- Approx. 65,000 VPD along E-470 at Parker Rd.

FIRST FLOOR PLAN



TREVEY
COMMERCIAL
REAL ESTATE

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

DAVID MARULLI
Capital Markets
david@trevey.com
C: 720-298-2840

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

[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.