



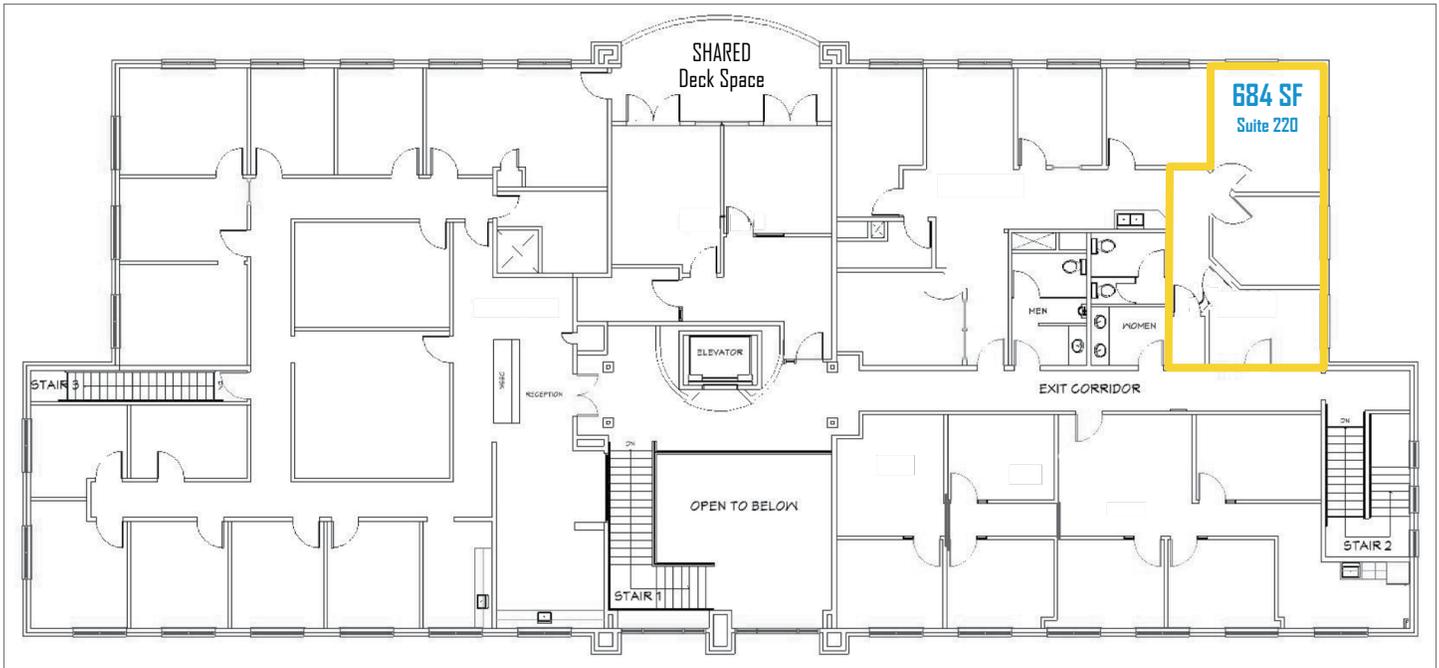
PROPERTY FEATURES

- **Suite 220 (±684 SF):** Featuring Two (2) Offices, Reception, Large Closet / 3rd Office
- Amenities Include: Janitorial Services, High Speed Internet, 24-Hour Access / Secure Building
- On-site Property Management
- 1/2 Block Off of Parker Road on the West Side
- Adjacent to King Soopers Center, Bellco Credit Union, The UPS Store, Walgreens and Many More
- 7 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE	• Suite 220: ±684 SF \$1,539.00 / Month
AVAILABILITY DATE	April 1, 2026
LEASE RATE	\$27.00 / SF MG (Modified Gross)
BUILDING SIZE	16,329 SF
Y.O.C.	2002
PARKING	4:1,000
CITY / COUNTY	Parker / Douglas
ZONING	Commercial

SECOND FLOOR PLAN



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