



PROPERTY FEATURES

- **Suite 120 (545 SF):** Features Three (3) Private Offices and Small Kitchenette
- 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, Bank of America, La-Z-Boy, 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 120: 545 SF Available on Notice
LEASE RATE	\$24.50 / SF MG (Modified Gross)
MONTHLY RENT	\$1,112.71 / Month
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	20,015	\$155,397	\$487,865
5 Mile	106,634	\$153,693	\$496,578
10 Mile	410,443	\$147,456	\$498,213

*2028 Projected Population

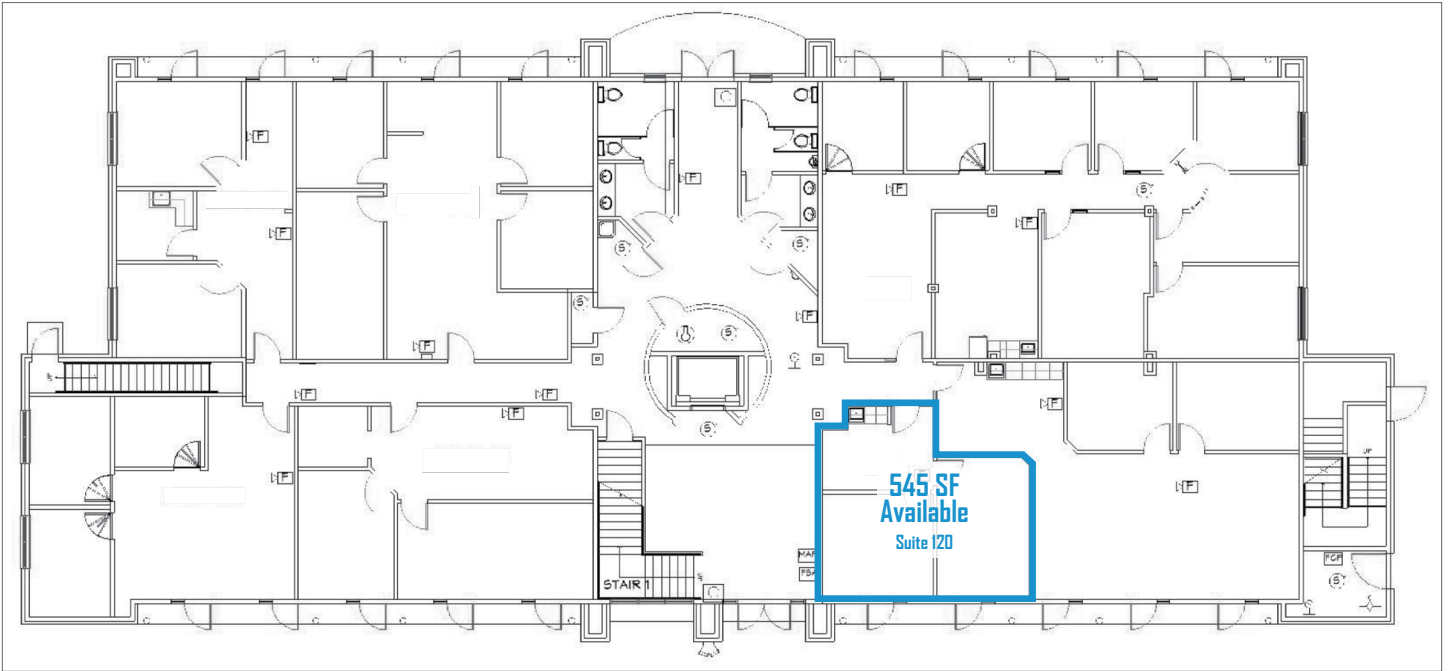
PARKER MARKET SERVICE AREA

- 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. 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
10510 Dransfeldt Rd, Suite 100
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