

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



PROPERTY FEATURES

- **Suite 105 (762 SF):** Features Two (2) 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	<ul style="list-style-type: none"> • Suite 105: 762 SF \$1,555.75 / Month <i>Available on Notice</i>
LEASE RATE	\$24.50 / SF MG <i>(Modified Gross)</i>
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

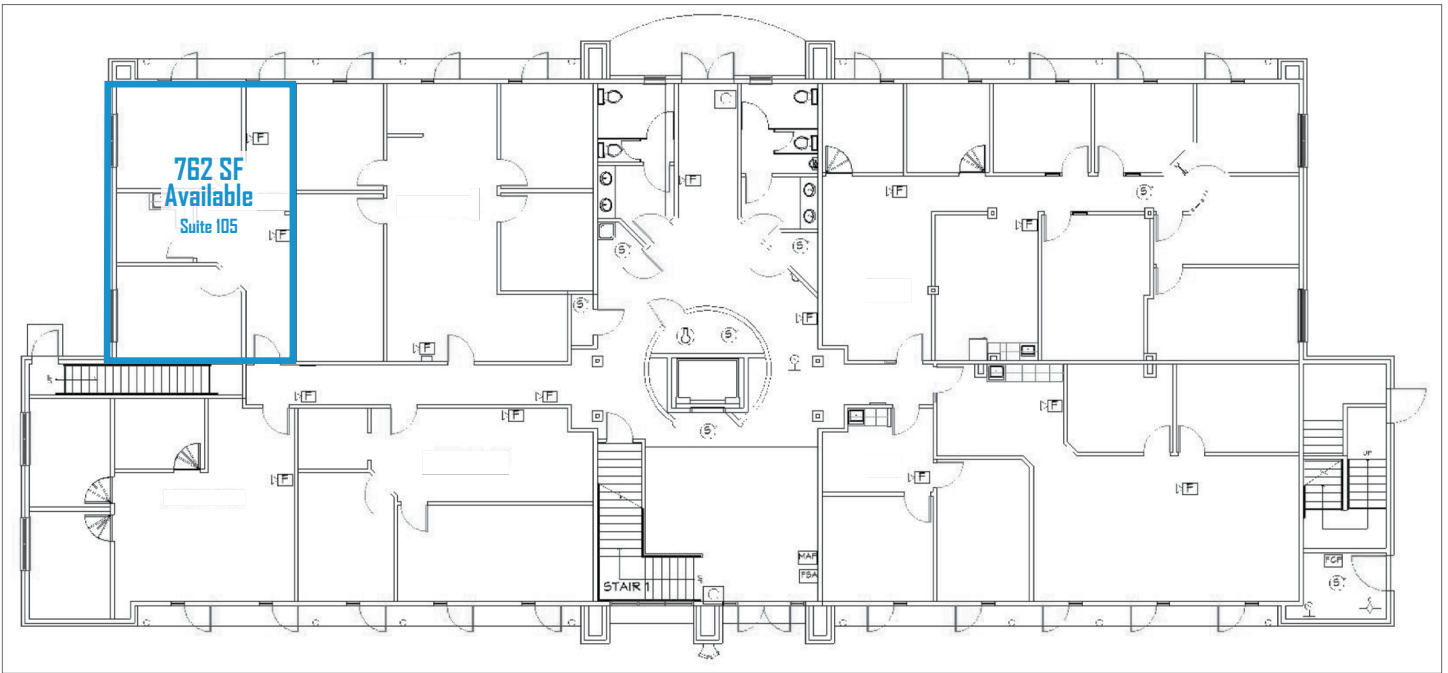
PARKER MARKET SERVICE AREA

- 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



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