

OFFICE / FLEX FOR LEASE
VILLAGES AT PARKER II
10450 S. PROGRESS WAY, PARKER, CO 80134



PROPERTY FEATURES

- Available Immediately for Lease
- Office Space with Mezzanine & Kitchenette
- Former Real Estate Office
- Centrally Located in Parker
- 7 minutes to E-470, 15 minutes to I-25, and 30 minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE	Unit 101: 2,925 SF
LEASE RATE	\$17.00 / SF NNN
CAM	\$7.90 / SF
PARKING	3:1,000
Y.O.C.	2008
CITY / COUNTY	Parker / Douglas

2022 DEMOGRAPHICS

Radius	Population	Households	Avg. HH Income
2 Mile	38,195	13,905	\$124,394
5 Mile	128,473	47,554	\$137,593
10 Mile	514,580	187,757	\$115,128

TRAFFIC COUNTS

Average

- Approx. 59,200 VPD at Parker Rd. & Lincoln Ave.
- Approx. 49,000 VPD at Parker Rd. & Plaza Dr.
- Approx. 12,300 Annual Trips along E-470 at Parker Rd.

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

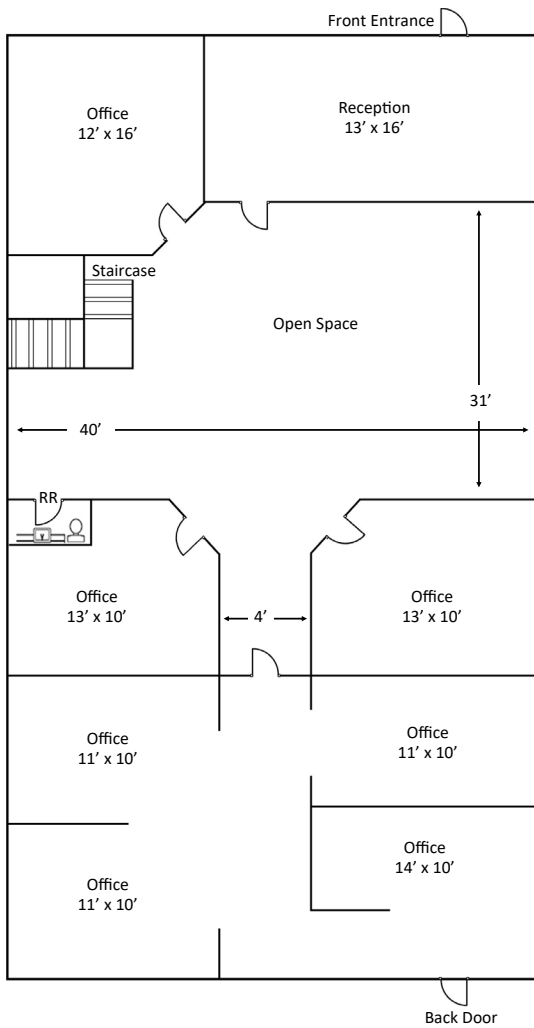
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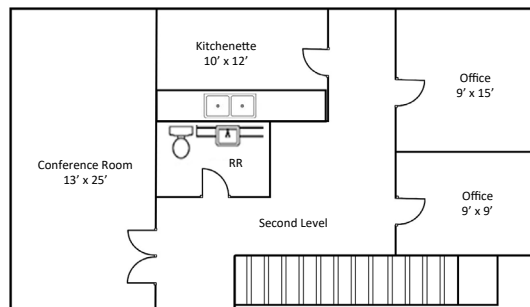


SITE DETAILS

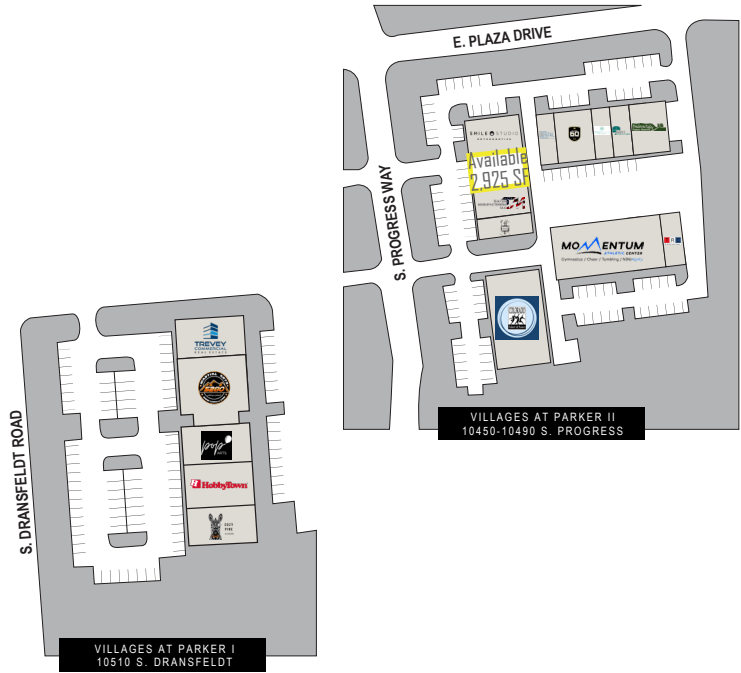
MAIN LEVEL



MEZZANINE LEVEL



OVERALL SITE PLAN



*Measurements are estimated and not to scale.



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