

FOR SUBLEASE

VILLAGES AT PARKER

10470 S PROGRESS WAY, 103, PARKER, COLORADO 80134



PROPERTY FEATURES

- Office / Flex space in Parker with small warehouse
- 245 SF warehouse with 12' roll-up door & 18' clear height
- 10' ceilings in office area
- Centrally located in Parker
- Building signage available
- 3-5 lease minimum
- 7 minutes to E-470, 15 minutes to I-25, and 30 minutes to Downtown Denver

BUILDING INFORMATION

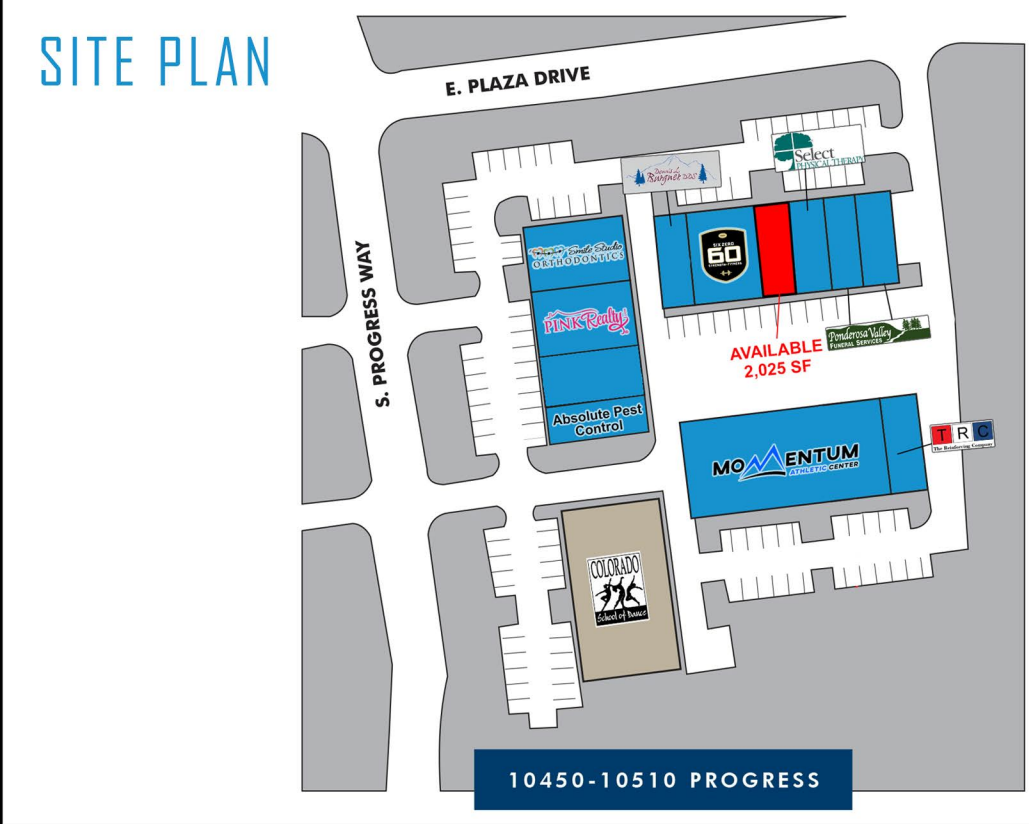
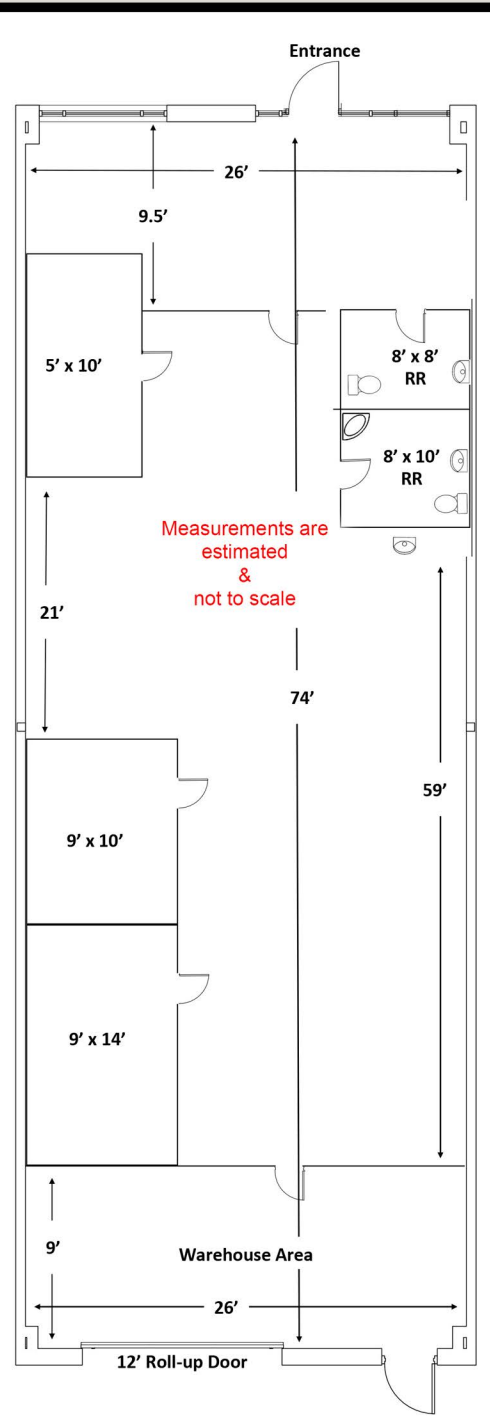
AVAILABLE:	2,025 SF
LEASE RATE:	\$18.50 / SF
NNN / CAM:	\$6.50 / SF
BUILDING SIZE:	12,389 SF
Y.O.C:	2004
PARKING:	3 / 1000
CITY / COUNTY:	Parker / Douglas



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	11,765	74,568	115,881
Households	4,800	26,311	42,600
Avg. HH Income	\$99,113	\$138,993	\$115,455

TRAFFIC COUNTS

Parker Road	14,757 VPD
E. Plaza Drive	55,754 VPD