

49,522 SF OF MEDICAL OFFICE SPACE FOR LEASE
SENDEROS MEDICAL PARK
17177 & 17193 MAINSTREET, PARKER, CO 80134



A Development By:



OWNERSHIP / INVESTMENT OPPORTUNITY

17177 & 17193 MAINSTREET

PARKER'S PREMIER MEDICAL OFFICE OPPORTUNITY

PROPERTY FEATURES

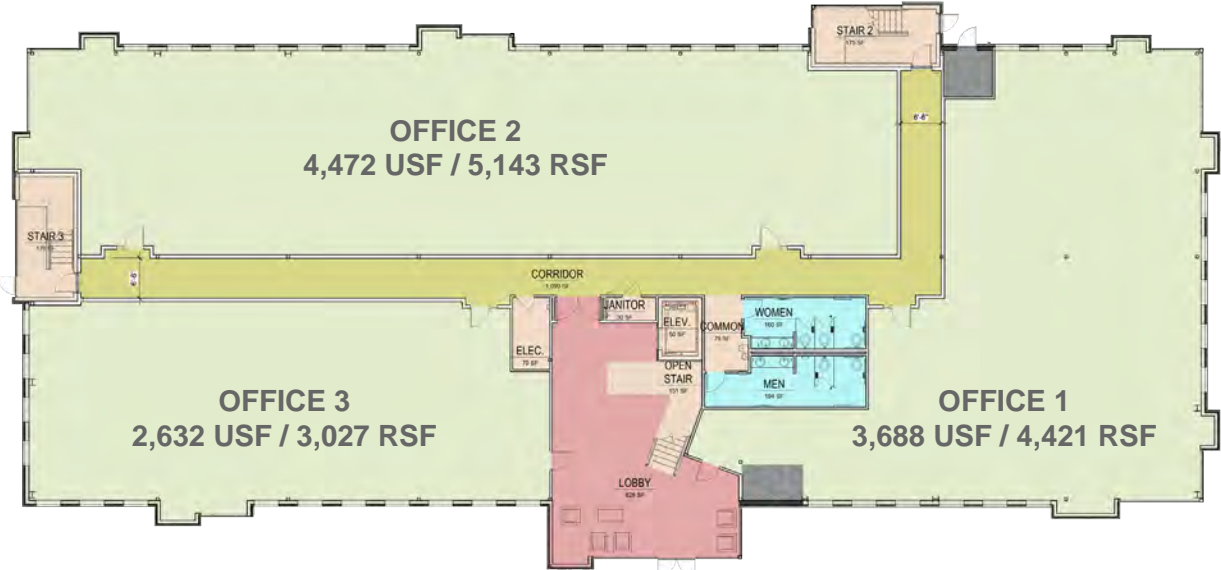
- State-of-the-Art Facility which can Accommodate a Wide Array of Healthcare Uses
- Flexible Tenant Finish Allowances to Accommodate Specialized, Higher Acuity Uses (Imaging, Surgery, etc.)
- Suites Range from 2,000 - 24,761 SF Delivered in Shell Condition
- Prominent, Highly Visible Building & Street Monument Signage Available Along High-Traffic Corridor
- Investment Opportunities Available for Tenants & Affiliated Individuals (Physicians, Dentists, etc.)
- Located on the Heavily Traveled SWC of Mainstreet & Jordan Rd.
- Easy Access to Metro Denver & Front Range via I-25 & C-470
- 9 Minutes to AdventHealth Parker; 11 Minutes to Sky Ridge Medical Center; and 20 Minutes to AdventHealth Castle Rock
- Developer will Consider Build-to Suit Opportunities
- Q2-2025 Estimated Delivery



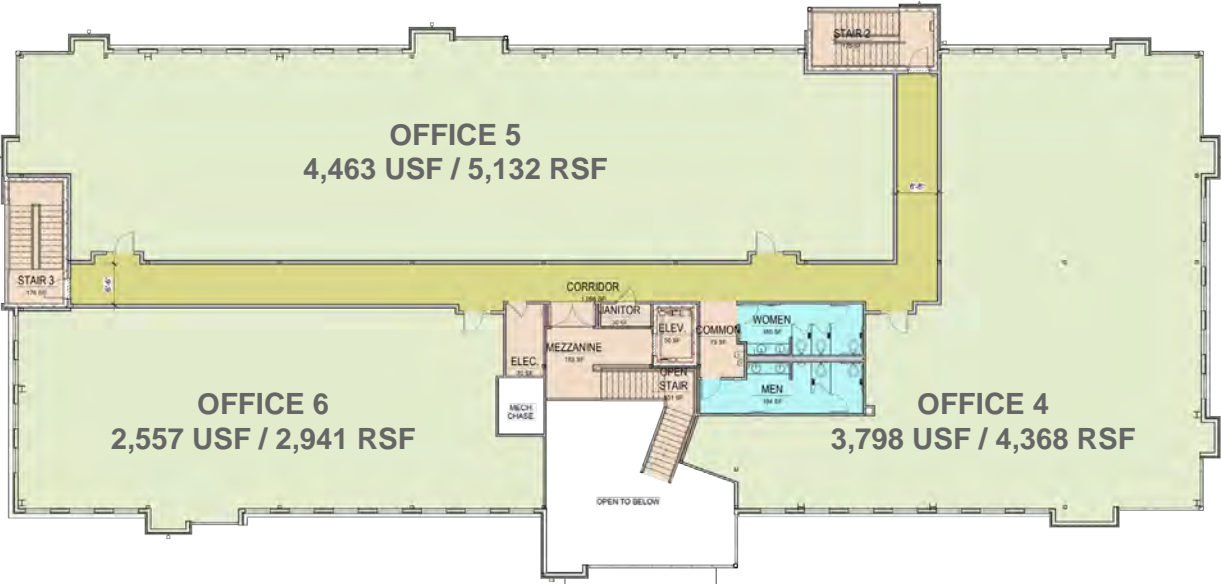
CLASS A **MEDICAL OFFICE** SPACE

17177 & 17193 MAINSTREET

FIRST FLOOR



SECOND FLOOR



*These floor plan layouts are prospective and may be modified to suit tenant-specific requirements, such as full floor use.

SENDEROS MEDICAL PARK - MEDICAL OFFICE SPACE FOR LEASE

17177 & 17193 MAINSTREET, PARKER, CO 80134



PARKER BY THE NUMBERS

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	45,254	\$149,965	\$478,721
5 Mile	127,056	\$142,647	\$472,898
10 Mile	556,111	\$144,409	\$489,459

*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. 20,000 VPD at Mainstreet & Jordan Rd.
- Approx. 48,000 VPD along E-470 at Jordan Rd.
- Approx. 50,000 VPD at Mainstreet & Parker Rd.

TREVEY COMMERCIAL

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



TREVEY
COMMERCIAL
REAL ESTATE

DAVID MARULLI

Capital Markets
david@trevey.com
C: 720-298-2840

NICK BEACH

V.P. Sales & Leasing
nbeach@trevey.com
C: 719-237-0880

[CLICK TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change.
Please call to confirm current property status and accuracy of information contained herein.