



## PROPERTY FEATURES

- 715 RSF & 576 RSF Available 8/1/2024 (*Second Floor*)
- Professional, Quiet Office Building Totaling 18,019 SF
- Strong Tenant Mix with Ample Parking (3:1,000)
- 3-year Minimum Lease Term
- Local 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 SUITES | Second Floor                                                                                                                                                    |
|                  | <ul style="list-style-type: none"><li>• <b>Suite 201: 715 RSF</b><br/>\$1,310.83 / Month</li><li>• <b>Suite 204-A: 576 RSF</b><br/>\$1,056.00 / Month</li></ul> |
| LEASE RATE       | \$10.21 / SF ( <i>Base Rent</i> )                                                                                                                               |
| EXPENSES         | \$11.79 / SF ( <i>2024</i> )                                                                                                                                    |
| TOTAL PSF        | \$22.00 / SF ( <i>Modified Gross</i> )                                                                                                                          |
| UTILITIES        | Included                                                                                                                                                        |
| CITY / COUNTY    | Parker / Douglas                                                                                                                                                |

### DEMOGRAPHICS

| Radius  | Population | Income    | Home Value |
|---------|------------|-----------|------------|
| 2 Mile  | 21,524     | \$150,831 | \$483,407  |
| 5 Mile  | 108,905    | \$152,527 | \$494,859  |
| 10 Mile | 420,145    | \$147,339 | \$497,078  |

\*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.

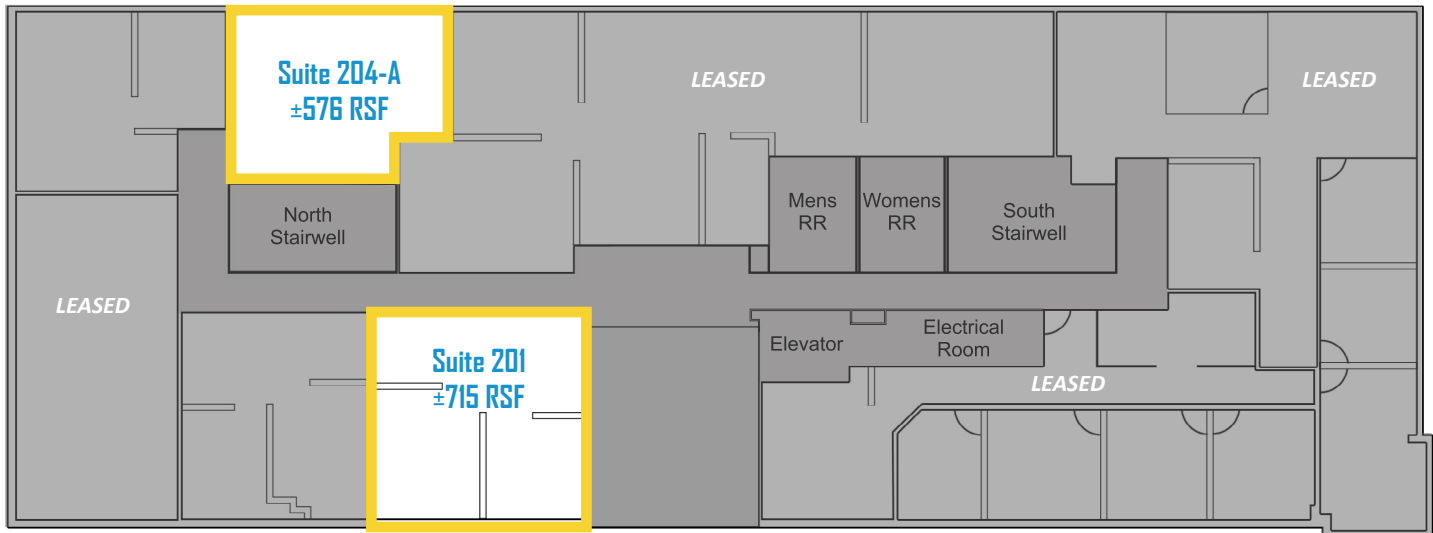
### TRAFFIC COUNTS

#### 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.       |



## SECOND LEVEL FLOOR PLAN



**TREVEY**  
COMMERCIAL  
REAL ESTATE

**TREVEY COMMERCIAL**  
10510 Dransfeldt Rd, Suite 100  
Parker, Colorado 80134  
303-841-1400 | [www.trevey.com](http://www.trevey.com)

**TOMMY DAHER**  
Associate Broker  
[tommy@trevey.com](mailto:tommy@trevey.com)  
C: 303-916-8231

**MITCH TREVEY**  
Managing Director  
[mitch@trevey.com](mailto:mitch@trevey.com)  
C: 303-619-7192

[CLICK HERE 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.