

# 470 OFFICE CENTER

# 15,300 SF OFFICE BUILDING FOR LEASE

18100 WOODMAN DRIVE, PARKER, CO

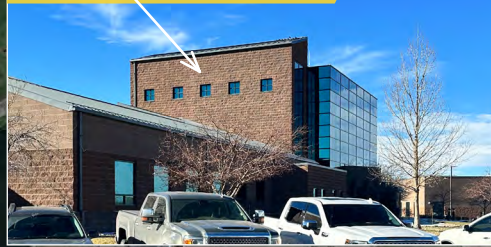
PRIME OFFICE BUILDING FOR LEASE

# 470 OFFICE CENTER

18100 WOODMAN DRIVE, PARKER, CO 80134



YOUR SIGN HERE



Visible from E-470.



### PROPERTY DETAILS

AVAILABLE	3,800 SF - 15,300 SF
LEASE RATE	\$24.50 / SF Gross
LEASE TYPE	Modified Gross
PARKING	4.0:1000
BUILDING SIZE	25,257 SF
CITY / COUNTY	Parker / Douglas

## PROPERTY FEATURES

- Extremely Rare & Unique Opportunity in Parker
- 3,800 SF - 15,300 SF Available Immediately
- High-end Finishes with Furniture Included
- Great Blend of Private Offices, Meeting Rooms, Open Bullpen Space, and Grand Reception Area
- Strategically Located at the E-470 Exchange Ramp & Parker Road with Excellent Views of the Front Range
- 3-Story Building with Ample Windows & Natural Light

### 2023 DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	28,157	\$112,574	\$383,264
5 Mile	189,281	\$142,581	\$475,178
10 Mile	664,490	\$130,035	\$460,086

### 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. 12,000 VPD at Cottonwood Dr. & Parker Rd.
Approx. 45,000 VPD at Parker Rd. & E-470
Approx. 69,000 VPD Along Parker Rd.



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

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

**MITCH TREVEY**  
Managing Director  
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.

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

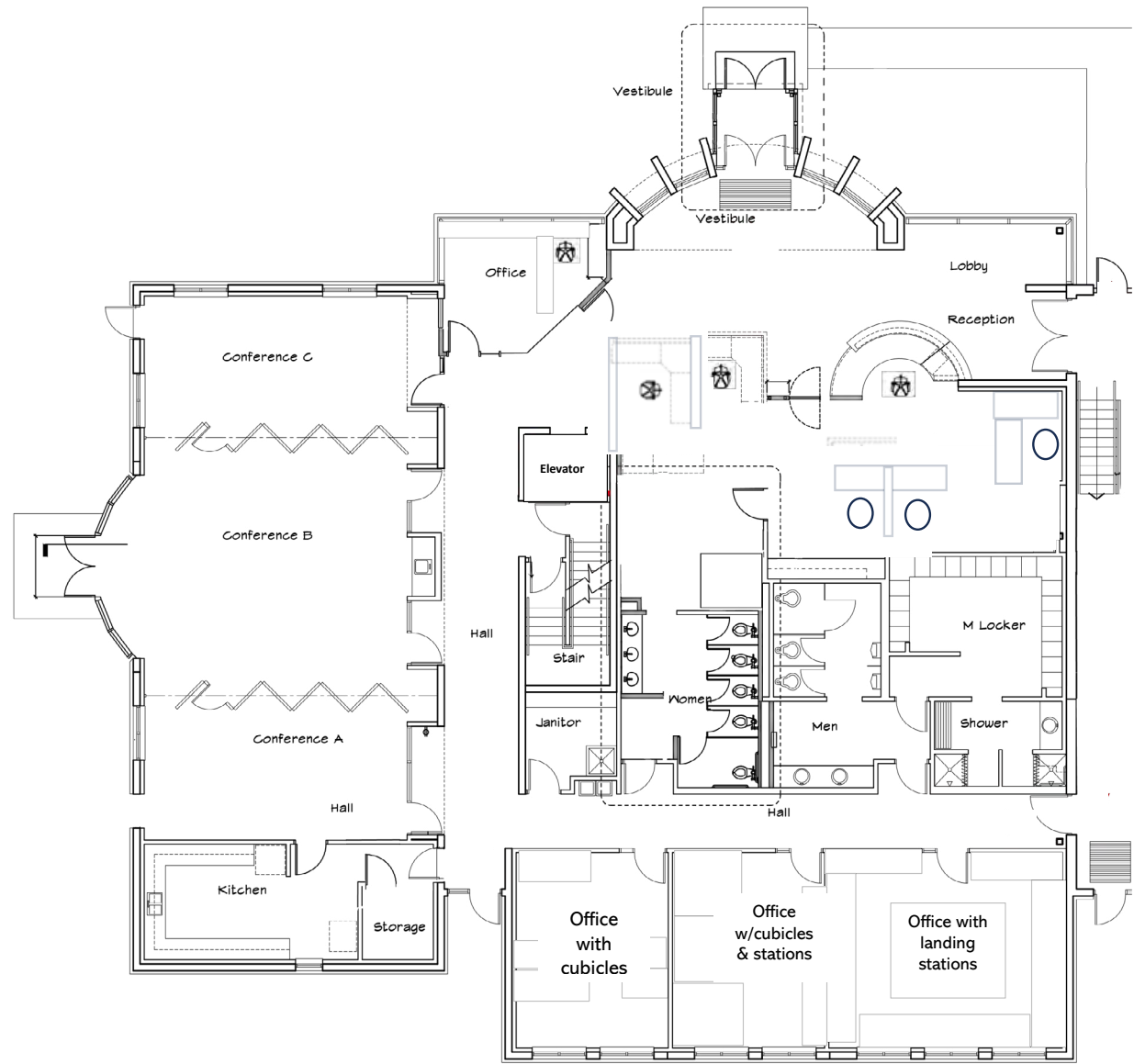
**DAVID MARULLI**  
Capital Markets  
david@trevey.com  
C: 720-298-2840

**MITCH TREVEY**  
Managing Director  
mitch@trevey.com  
C: 303-619-7192

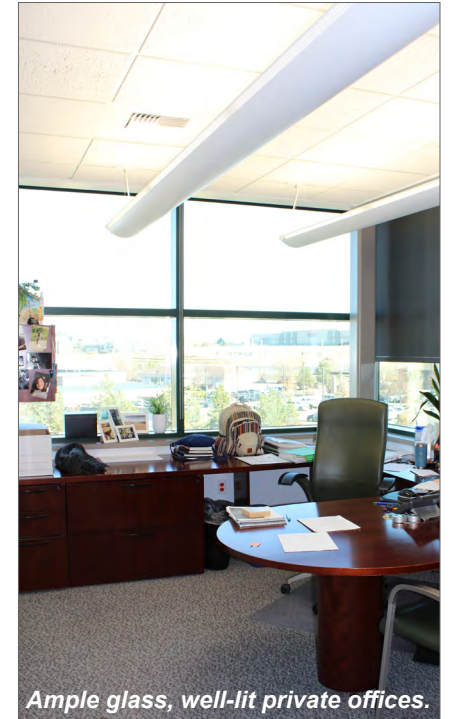
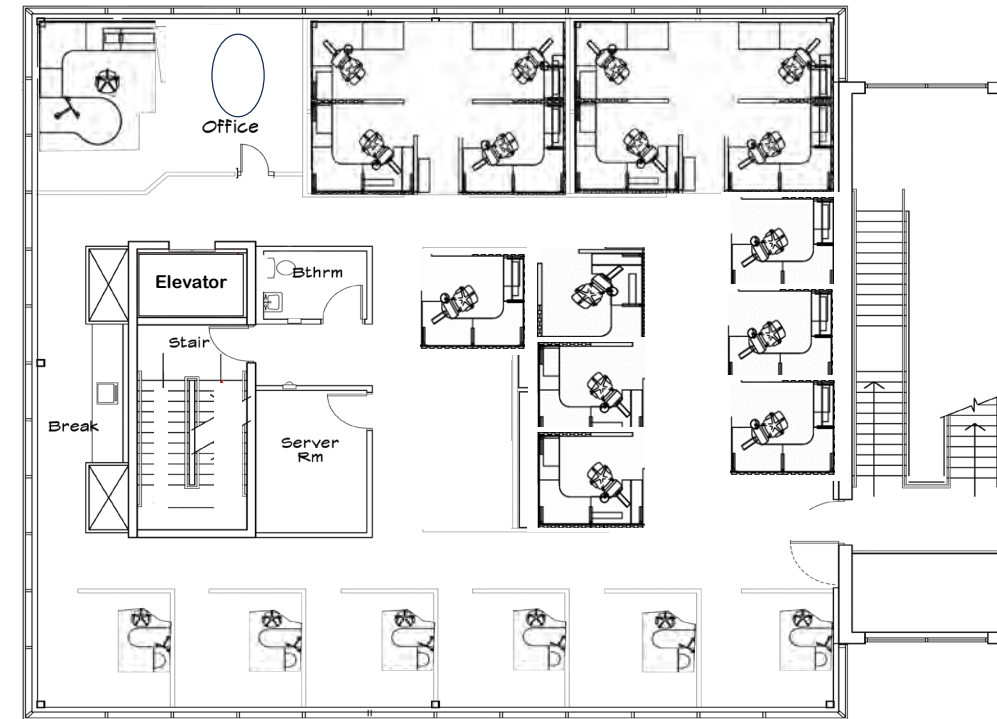
# 470 OFFICE CENTER

18100 WOODMAN DRIVE, PARKER, CO 80134

## BUILDING PLAN FIRST FLOOR



## SECOND FLOOR



## THIRD FLOOR

