

PRIME OFFICE FOR LEASE  
**BRIDGESIDE PROFESSIONAL**

11031 S. PIKES PEAK DR., PARKER, CO 80138



## PROPERTY FEATURES

- Downtown Parker Office Space Available Immediately
- 360 SF - 4,108 SF Max Contiguous (See Reverse for Suite Options)
- Charming Building with Off-Street Parking
- Unique Office Spaces with Natural Light
- Beautiful Laminate Wood Floors with Windows
- Two-Story Office Building Located Adjacent to the Shopping Center at the SEC Corner of Parker Rd. & Mainstreet
- 7 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

## PROPERTY DETAILS

AVAILABLE	360 SF - 4,108 SF
LEASE RATE	\$16.00 / SF MG
UTILITIES	Included
BUILDING SIZE	12,324 SF on 0.57 AC
Y.O.C.	1985
PARKING	2.35:1,000
CITY / COUNTY	Parker / Douglas
ZONING	Commercial / Office

### DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	41,891	\$144,611	\$564,626
5 Mile	140,080	\$146,758	\$624,317
10 Mile	514,377	\$148,490	\$623,833

\*2029 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. 13,000 VPD at S. Pine Dr. & Mainstreet
- Approx. 51,000 VPD at Parker Rd. & Clubhouse Dr.
- Approx. 65,000 VPD along E-470 at Parker Rd.

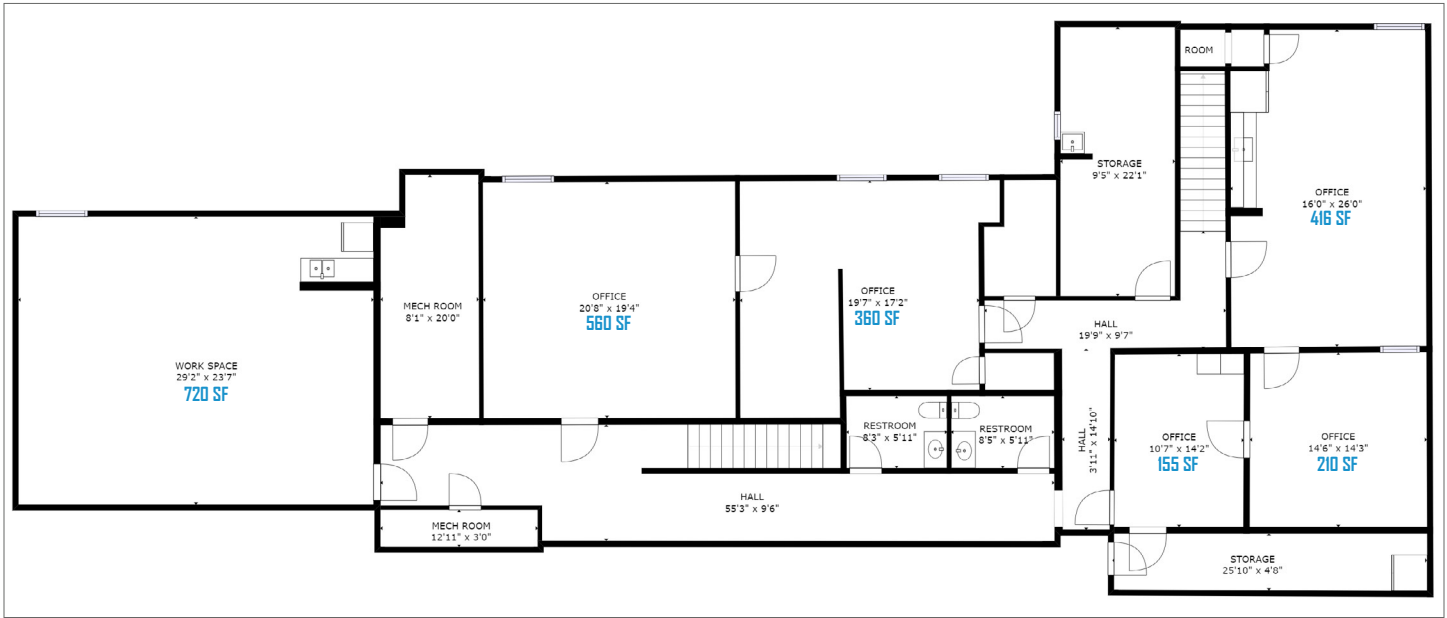
**TREVEY COMMERCIAL**  
 10510 Dransfeldt Rd, Suite 100  
 Parker, Colorado 80134  
 303-841-1400 | www.trevey.com

**DAVID MARULLI**  
 Capital Markets  
[david@trevey.com](mailto:david@trevey.com)  
 C: 720-298-2840

**NICK BEACH**  
 V.P. Sales & Leasing  
[nbeach@trevey.com](mailto:nbeach@trevey.com)  
 C: 719-237-0880



FLOOR PLAN



**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

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

[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.