

DOWNTOWN PARKER OFFICE FOR LEASE
VICTORIAN PEAKS
 11020 S. PIKES PEAK DRIVE, PARKER, CO 80138

TREVEY
 COMMERCIAL



PROPERTY FEATURES

- Remaining 291 RSF Office Space Available 8/1/2026
- Office Availability in Prominent Downtown Parker Location
- Private Entrances to Suites with Covered Exterior Walkways
- Common Area Restrooms & Kitchenettes / Break-rooms
- Strong Foot Traffic due to its Proximity to Mainstreet and Parker Road / Walking Distance to Nearby Retail, Restaurants and Surrounding Small Businesses

PROPERTY DETAILS

AVAILABLE	Remaining Suite Available 8/1/26 Suite 322: 291 RSF
MONTHLY RATE	\$630.50 / Month
PARKING	Ample Street or Public Parking Available Nearby
FEATURES	Located in the Beautiful Victorian Peaks area of Downtown Parker

DEMOGRAPHICS

Radius	Population	Income	Home Value
1 Mile	11,514	\$144,962	\$628,864
3 Mile	80,265	\$154,917	\$703,949
10 Mile	514,691	\$160,679	\$726,801

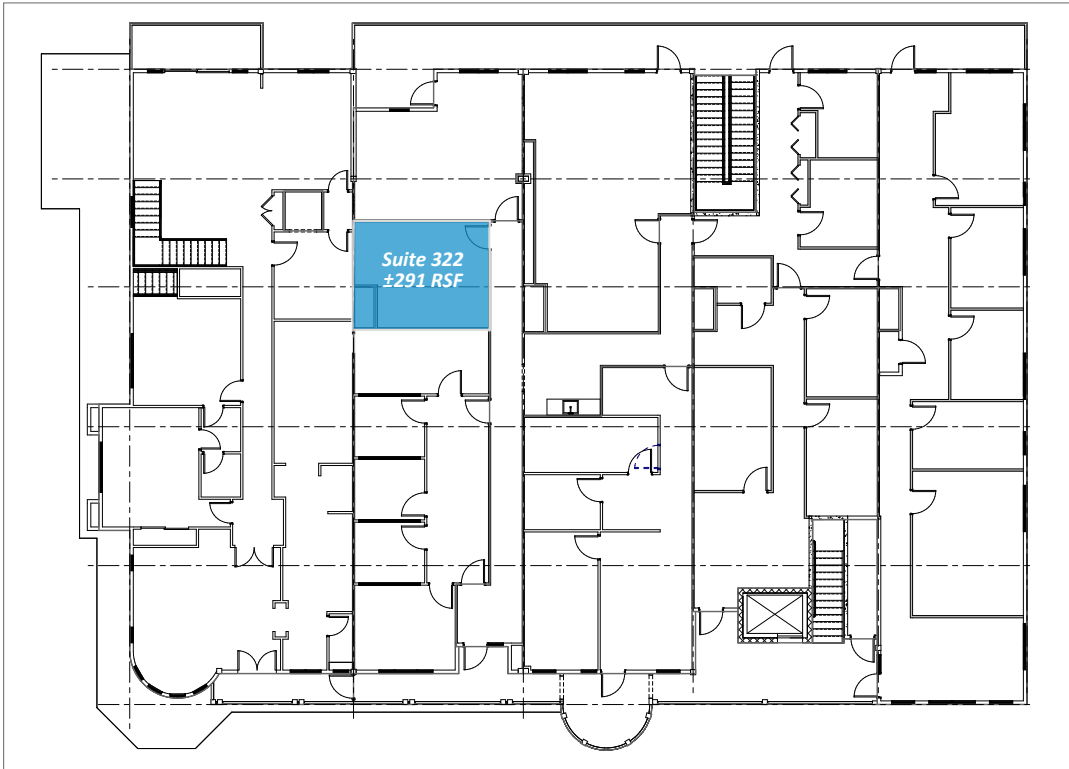
PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering **±111,000 Residents**.
- 80134 is the **#1 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 E. Mainstreet & S. Pine
Approx. 4,76,000 VPD at Parker Rd. & E. Mainstreet
Approx. 51,000 VPD at Parker Rd. & Clubhouse Dr.

THIRD FLOOR: AVAILABILITY



SUITE 322: ±291 RSF

- \$630.50 / Month MG
- Open office layout.
- Available August 1, 2026.

LOCATION DETAIL



TREVEY
COMMERCIAL

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