

DOWNTOWN PARKER OFFICE FOR LEASE VICTORIAN PEAKS

11020 S. PIKES PEAK DRIVE, PARKER, CO 80138



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Office & Retail Availability Downtown Parker Location
 - 894 RSF Retail / Office Space Available at Street Level
 - 401-975 RSF Office Space Available on 2nd & 3rd Floors
- Private Entrances to Suites with Covered Exterior Walkways
- Common Area Restrooms & Kitchenettes / Break-rooms
- Walking Distance to Nearby Retail, Restaurants and Surrounding Small Businesses

PROPERTY DETAILS

AVAILABLE

Multiple Suite Options from
401 - 975 RSF
(See inset floor plan)

MONTHLY RATE

See Inset for Pricing Details

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
2 Mile	40,846	\$144,222	\$565,396
5 Mile	139,270	\$147,581	\$625,836
10 Mile	513,091	\$148,378	\$622,791

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 E. Mainstreet & S. Pine
- Approx. 46,000 VPD at Parker Rd. & E. Mainstreet
- Approx. 51,000 VPD at Parker Rd. & Clubhouse Dr.

TREVEY COMMERCIAL

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

TOMMY DAHER

Associate Broker
tommy@trevey.com
C: 303-916-8231

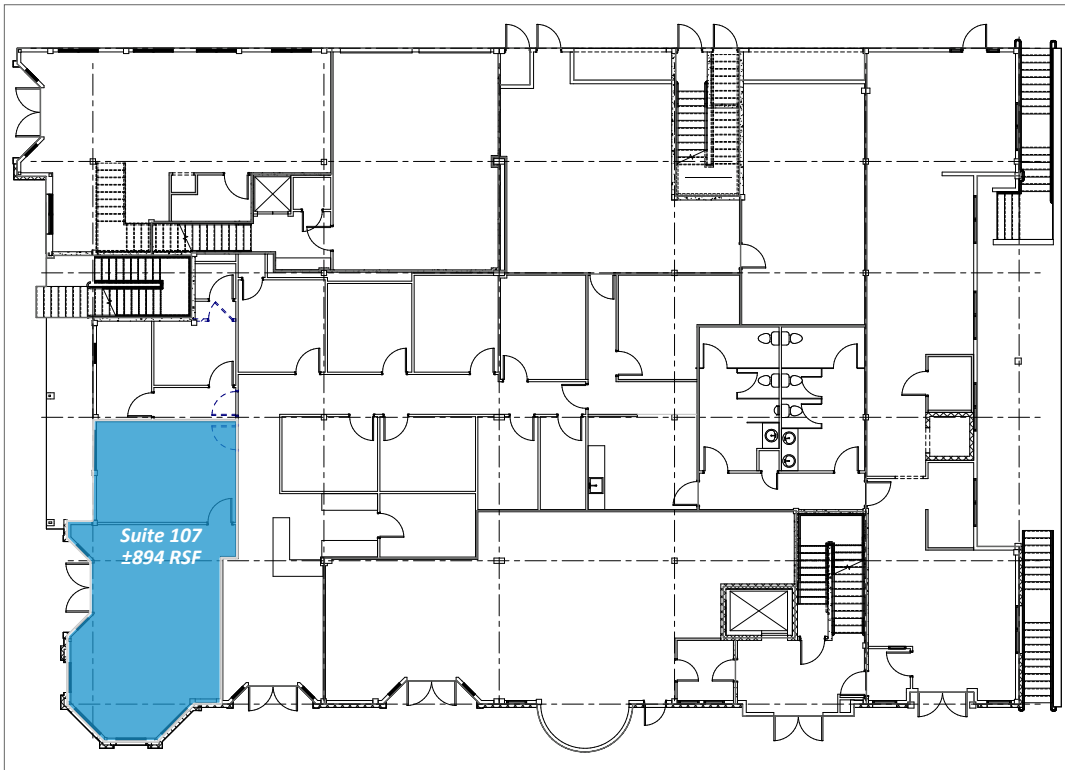
DAVID MARULLI

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

VICTORIAN PEAKS

11020 PIKES PEAK DRIVE, PARKER, CO 80138

FIRST FLOOR: AVAILABILITY

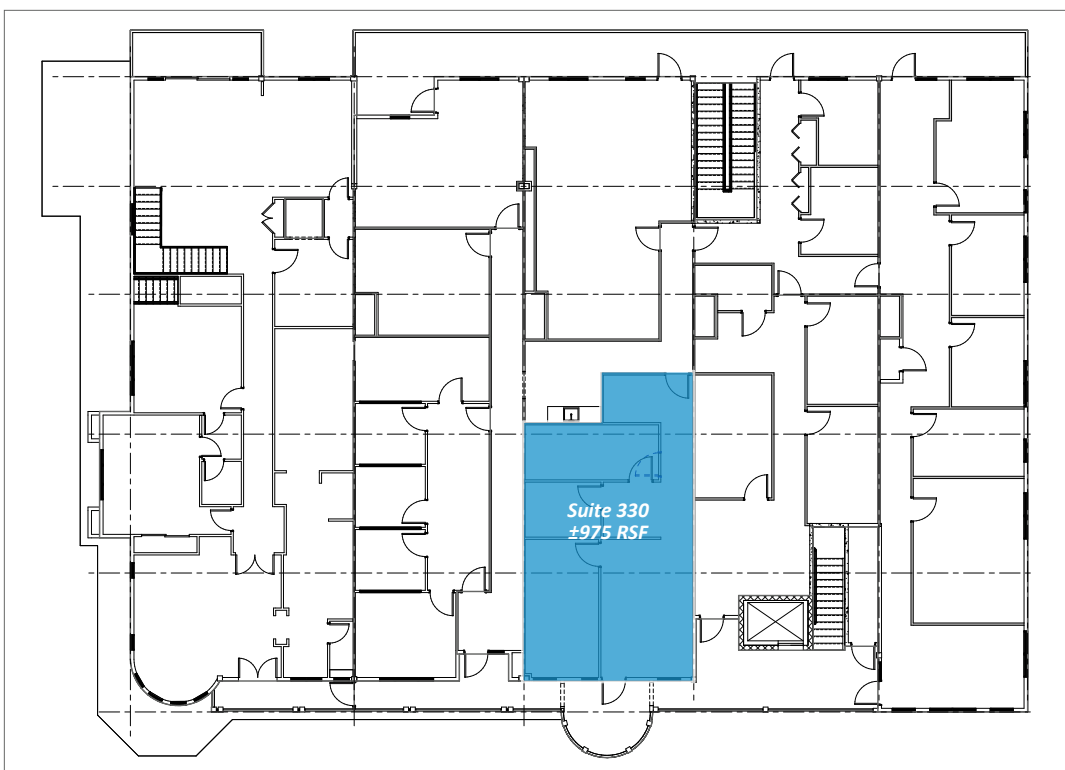


SUITE 107: ±894 RSF

- \$35.00 / SF NNN
- \$7.22 / SF CAM (2025 Estimate)
- **\$3,145.39 / Month NNN**
- Bright street level suite with ample, natural lighting.
- Immediate access to Pikes Peak Drive and surrounding amenities.
- Generous ceiling heights.



THIRD FLOOR: AVAILABILITY

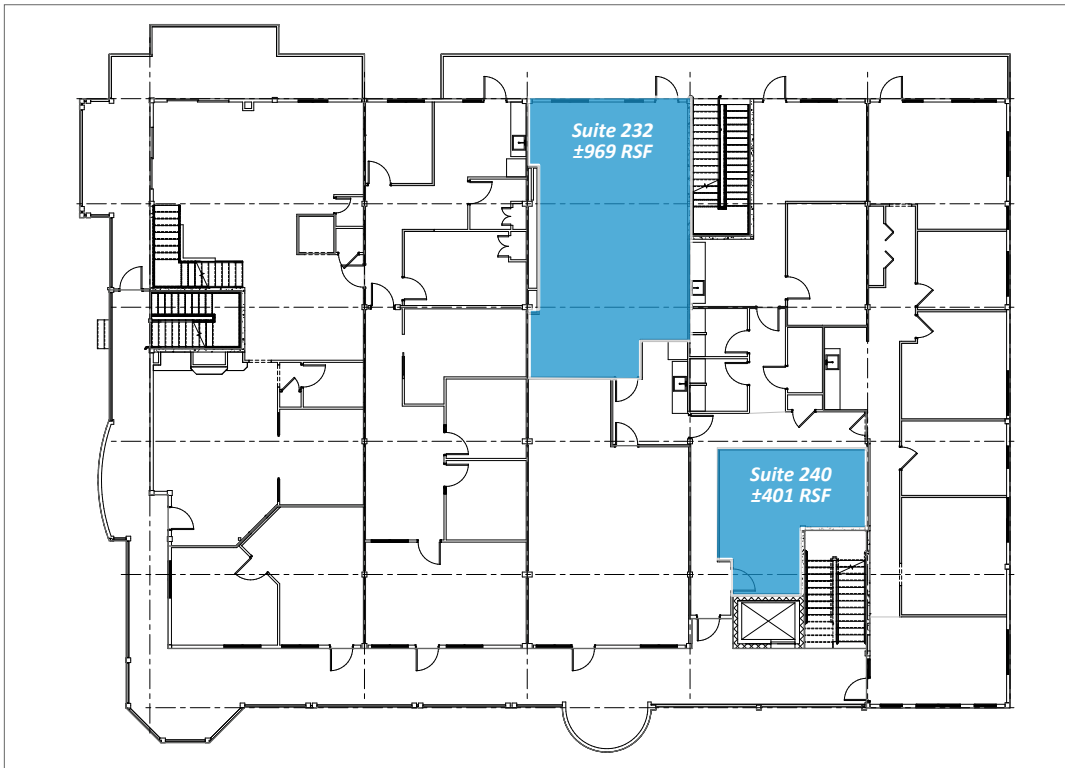


SUITE 330: ±975 RSF

- **\$2,115.00 / Month MG**
- Features three (3) private offices; or two (2) private offices with one (1) conference room. Private access.



SECOND FLOOR: AVAILABILITY

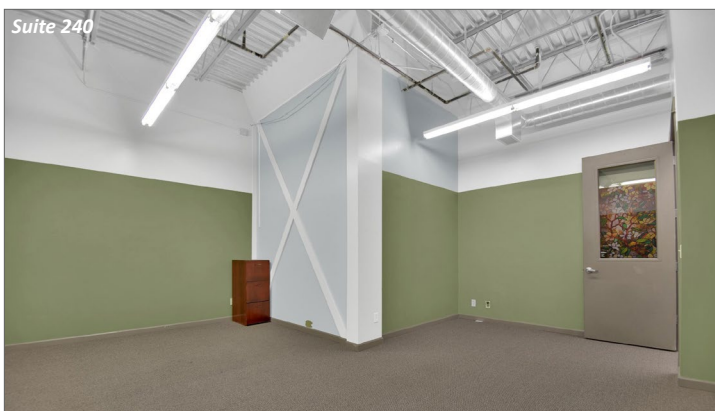
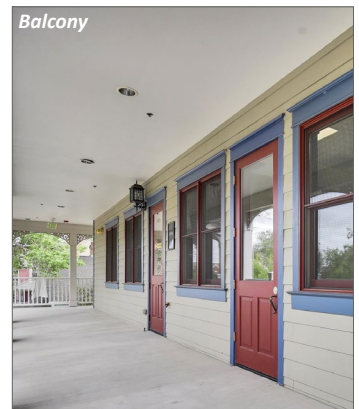


SUITE 232: ±969 RSF

- **\$2,020.00 / Month MG**
- Open second level suite with semi-private balcony. Can combine with adjacent suite

SUITE 240: ±401 RSF

- **\$850.00 / Month MG**
- Open second level suite. Can combine with adjacent suite.



LOCATION DETAIL



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