

PRIME OFFICE FOR LEASE PARKER PROFESSIONAL BUILDINGS

11911 S. PARKER RD., PARKER, CO 80134



PROPERTY FEATURES

- Prime Office Space for Lease
- Second Floor Suite Featuring Three (3) Private Offices
- Previously a Med Spa / Perfect for Professional Office Use
- **No ADA Access**
- 5 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE	Suite 209: 550 SF
LEASE RATE	\$22.00 / SF FSG
PARKING	3.0 / 1,000
Y.O.C.	1972
BUILDING SIZE	5,172 SF
ZONING	Commercial
CITY / COUNTY	Parker / Douglas (<i>Unincorporated</i>)

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	39,757	\$120,086	\$506,363
5 Mile	158,824	\$145,745	\$633,571
10 Mile	582,893	\$141,532	\$596,861

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. 48,000 VPD at Parkglenn Way & Parker Rd.
- Approx. 60,000 VPD at Parker Rd. & Lincoln Ave.
- Approx. 69,000 VPD along Parker Rd.

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

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NICK BEACH
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SITE LOCATION



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