

MEDICAL / OFFICE FOR LEASE
CROWN POINT PROFESSIONAL
19284 COTTONWOOD DR., PARKER, CO 80138



PROPERTY FEATURES

- ±1,993 SF Available Immediately
- Move-In Ready Medical / Office Space
- Just 0.4 Miles from Parker Adventist Hospital; Children's Hospital Colorado Onsite
- Ample Onsite Parking (4.2:1,000)
- Beautifully Maintained Building with Nightly Janitorial
- Individually Controlled Heating & Cooling in Each Suite
- Adjacent to Life Time Fitness and Surrounded by Ample Dining Options
- Stunning Mountain Views
- Prime Location with High Visibility & Easy Access to E-470 and Parker Rd.

PROPERTY DETAILS

AVAILABLE	<u>Second Floor</u>
	• Suite 201B: ±1,993 SF
LEASE RATE	Contact Broker
LEASE TYPE	NNN
NNN / CAM RATE	\$21.04 / SF
USE	Medical / Office
PARKING	4.20:1,000
BUILDING SIZE	27,154 SF
Y.O.C.	2006
ZONING	Commercial
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	26,609	\$117,129	\$477,536
5 Mile	200,991	\$147,434	\$615,369
10 Mile	659,182	\$134,750	\$566,559

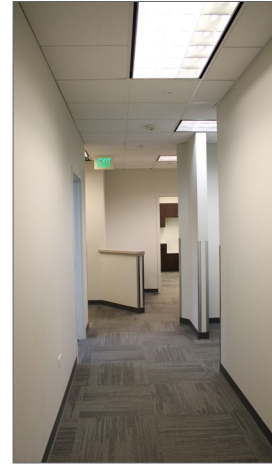
PARKER MARKET SERVICE AREA

- 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.

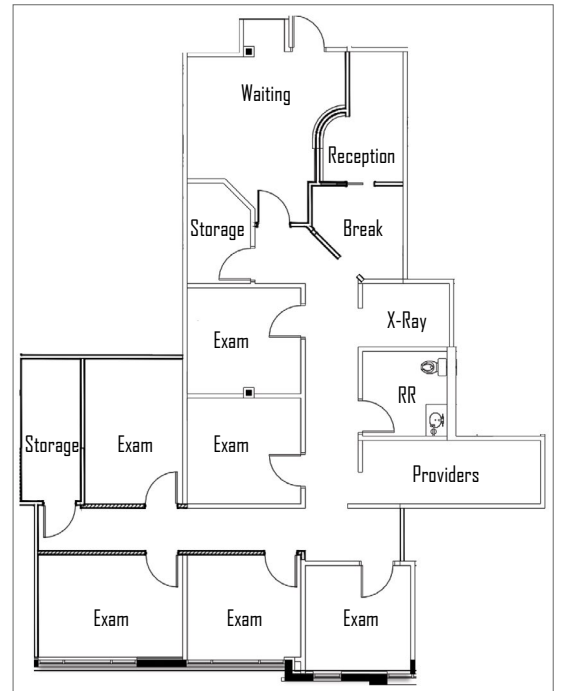
TRAFFIC COUNTS

Vehicles Per Day (VPD)

- Approx. 40,000 VPD at E-470 & Parker Rd.
- Approx. 51,000 VPD at Parker Rd. & Cottonwood Dr.
- Approx. 67,000 VPD at Crown Crest Blv. & Parker Rd.



SITE & FLOOR PLAN



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[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

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