

MEDICAL / OFFICE FOR LEASE

CROWN POINT PROFESSIONAL

19284 COTTONWOOD DR., PARKER, CO 80138

TREVEY
COMMERCIAL

STRONG RENT ABATEMENT & T.I. PACKAGES FOR QUALIFIED TENANTS



PROPERTY FEATURES

- First Floor: ±2,860 SF Available October 1, 2026
Second Floor: ±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

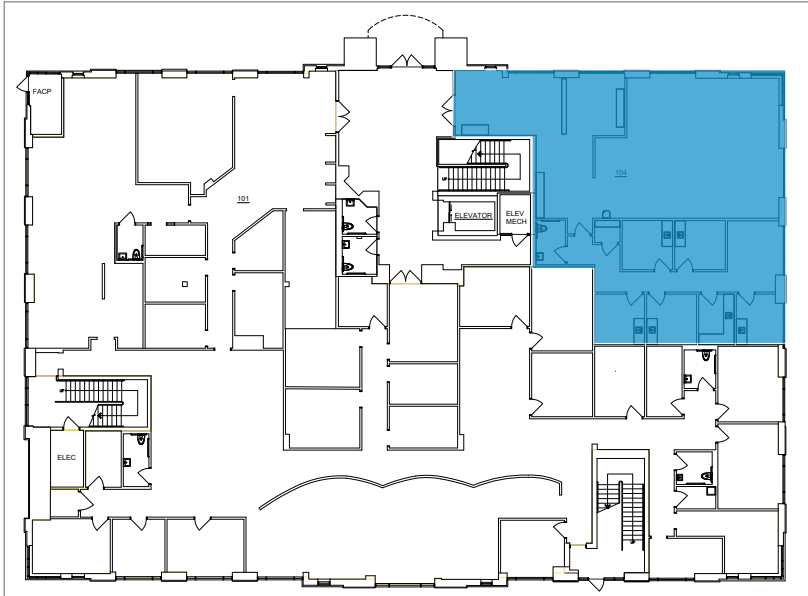
AVAILABLE	First Floor
	• Suite 104: ±2,860 SF
LEASE RATE	Second Floor
	• Suite 201-B: ±1,993 SF
LEASE TYPE	NNN
OWNERSHIP INCENTIVES	Rent Abatement & TI Packages Available for Qualified Tenants
USE	Medical / Office
PARKING	4.20:1,000
BUILDING SIZE	27,154 SF
Y.O.C.	2006
ZONING	Commercial
CITY / COUNTY	Parker / Douglas

CROWN POINT PROFESSIONAL

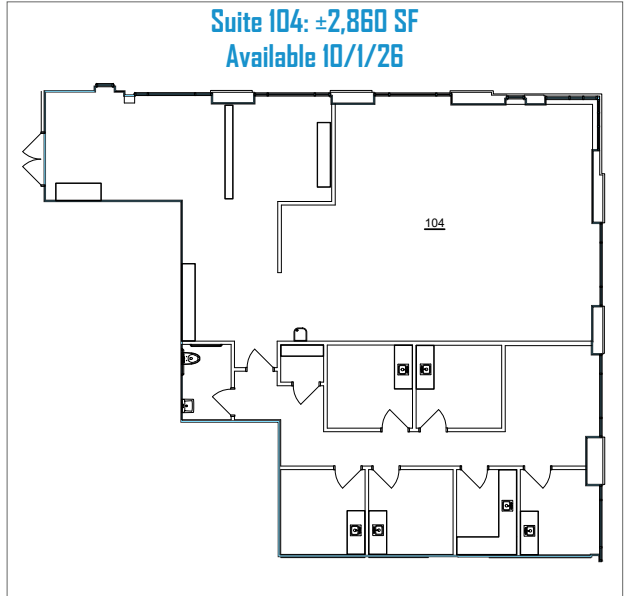
19284 COTTONWOOD DR., PARKER, CO 80138

SITE & FLOOR PLANS

FIRST FLOOR



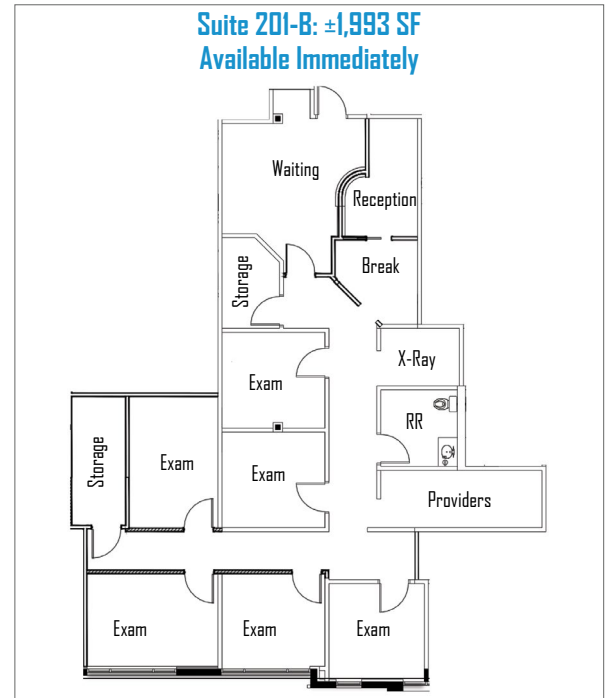
Suite 104: ±2,860 SF
Available 10/1/26



SECOND FLOOR



Suite 201-B: ±1,993 SF
Available Immediately



DEMOGRAPHICS

Radius	Population	Income	Home Value
1 Mile	6,495	\$97,005	\$448,453
3 Mile	66,598	\$137,514	\$684,402
10 Mile	664,572	\$146,883	\$682,404

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.

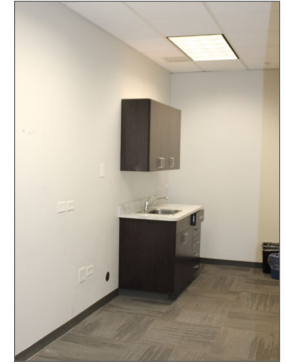
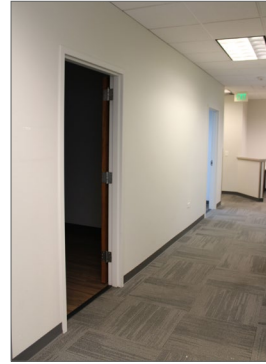
TRAFFIC COUNTS

Vehicles Per Day (VPD)

- Approx. 50,000 VPD on Parker Rd. at Cottonwood Dr.
- Approx. 67,000 VPD on Crown Crest Blvd at Parker Rd.
- Approx. 70,000 VPD on E-470 at Parker Rd.

SUITE IMAGES

SUITE 201-B



REGIONAL AERIAL



BROKERAGE DISCLOSURE

Information contained herein has been obtained from sources believed reliable; however, no guarantee, warranty, or representation is made as to its accuracy. All information, including price and terms, is subject to change without notice. Please verify all information prior to reliance.