

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.

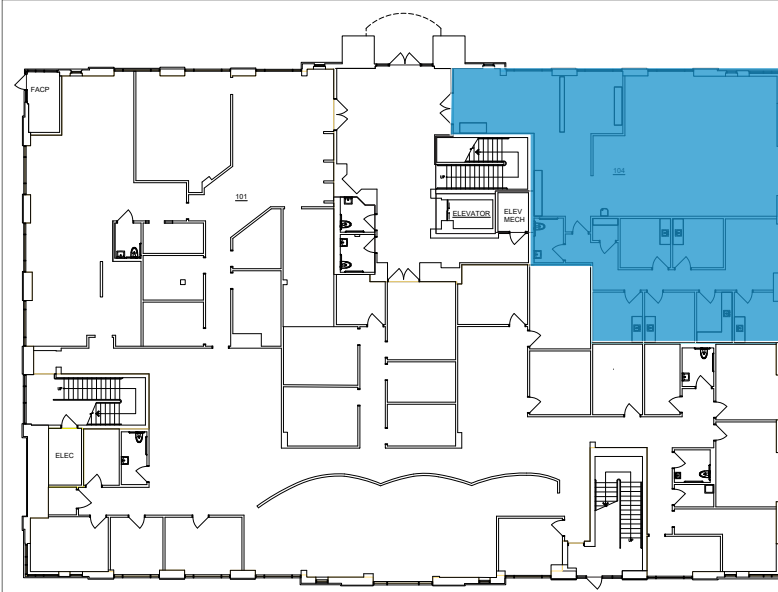
PROPERTY DETAILS

AVAILABLE	First Floor
	• Suite 104: ±2,860 SF
	Second Floor
	• Suite 201-B: ±1,993 SF
LEASE RATE	\$27.00 / 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

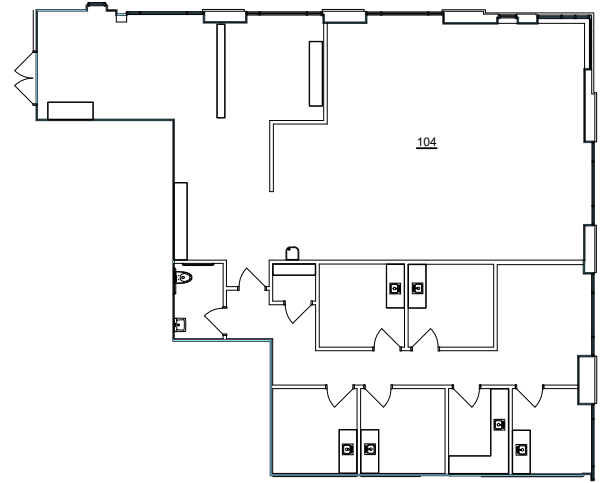
19284 COTTONWOOD DR., PARKER, CO 80138

SITE & FLOOR PLANS

FIRST FLOOR



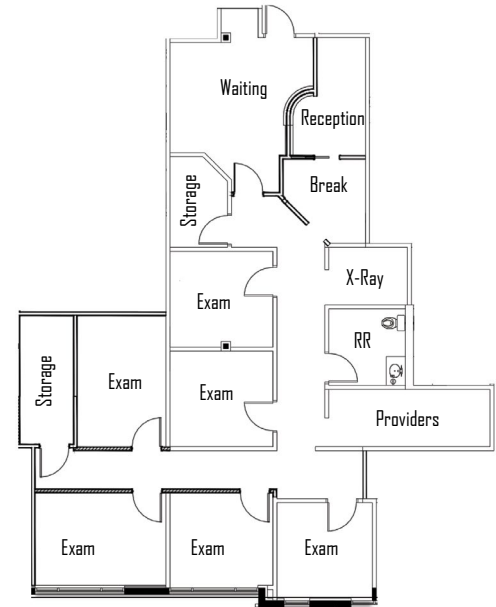
Suite 104: ±2,860 SF
Available 10/1/26



SECOND FLOOR



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



DEMOGRAPHICS

<i>Radius</i>	<i>Population</i>	<i>Income</i>	<i>Home Value</i>
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.

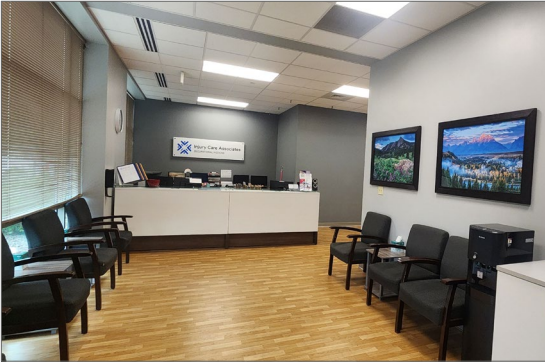
TRAFFIC COUNTS

Vehicles Per Day (VPD)

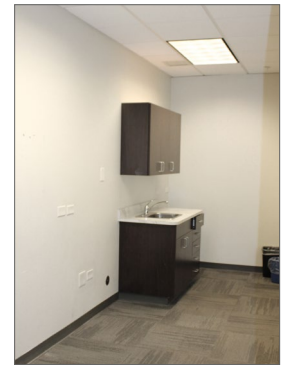
Approx. 50,000 VPD on Parker Rd. at Cottonwood Dr.
Approx. 67,000 VPD on Crown Crest Blvd at Parker Rd.
Approx. 70,000 VPD on E-470 at Parker Rd.

SUITE IMAGES

SUITE 104



SUITE 201-B



REGIONAL AERIAL



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COMMERCIAL

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