

PRIME OFFICE FOR LEASE TWENTY MILE MERCANTILE

18551 E. MAINSTREET, PARKER, CO 80134



TREVEY
COMMERCIAL
REAL ESTATE

AVAILABLE
6,163 SF



PROPERTY FEATURES

- **Largest Available Office Space in Parker**
- Ideal for Law Firm, Corporate Headquarters, Counseling and Other Professional Office Users
- Full 2nd Floor Suite with Elevator Access, Expansive Balcony and Private Rear Entrance
- 19 Private Window Offices with Great Natural Light and Expansive Mountain Views
- 3 Internal Offices, Open Work Areas and File Storage Room
- Beautiful Reception Area with Updated Finishes
- Dedicated In-Suite Men's and Women's Restrooms with Multiple Stalls and Wash Basins
- Includes Spacious Conference Room, Kitchen / Breakroom and Janitor's Closet
- Prime Location on Mainstreet Adjacent to New West End on Mainstreet Project
- Minutes from Downtown Parker with Easy Access to E-470 and Parker Road

PROPERTY DETAILS

AVAILABLE	Unit 207: ±6,163 SF (not divisible)
LEASE RATE	\$15.00 / SF NNN (Base Rent)
NNN / CAM RATE	\$11.00 / SF (Estimated)
MONTHLY RENT	\$13,353.17
PARKING	Common Area / Shared
BUILDING SIZE	24,972 SF
Y.O.C.	2005
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	45,768	\$141,936	\$594,926
5 Mile	140,336	\$143,683	\$618,026
10 Mile	548,888	\$148,579	\$622,090

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. 18,000 VPD at Mainstreet & Dransfeldt Rd.
Approx. 22,000 VPD at Mainstreet & Twenty Mile Rd.
Approx. 50,000 VPD at Mainstreet & Parker Rd.

TREVEY COMMERCIAL

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

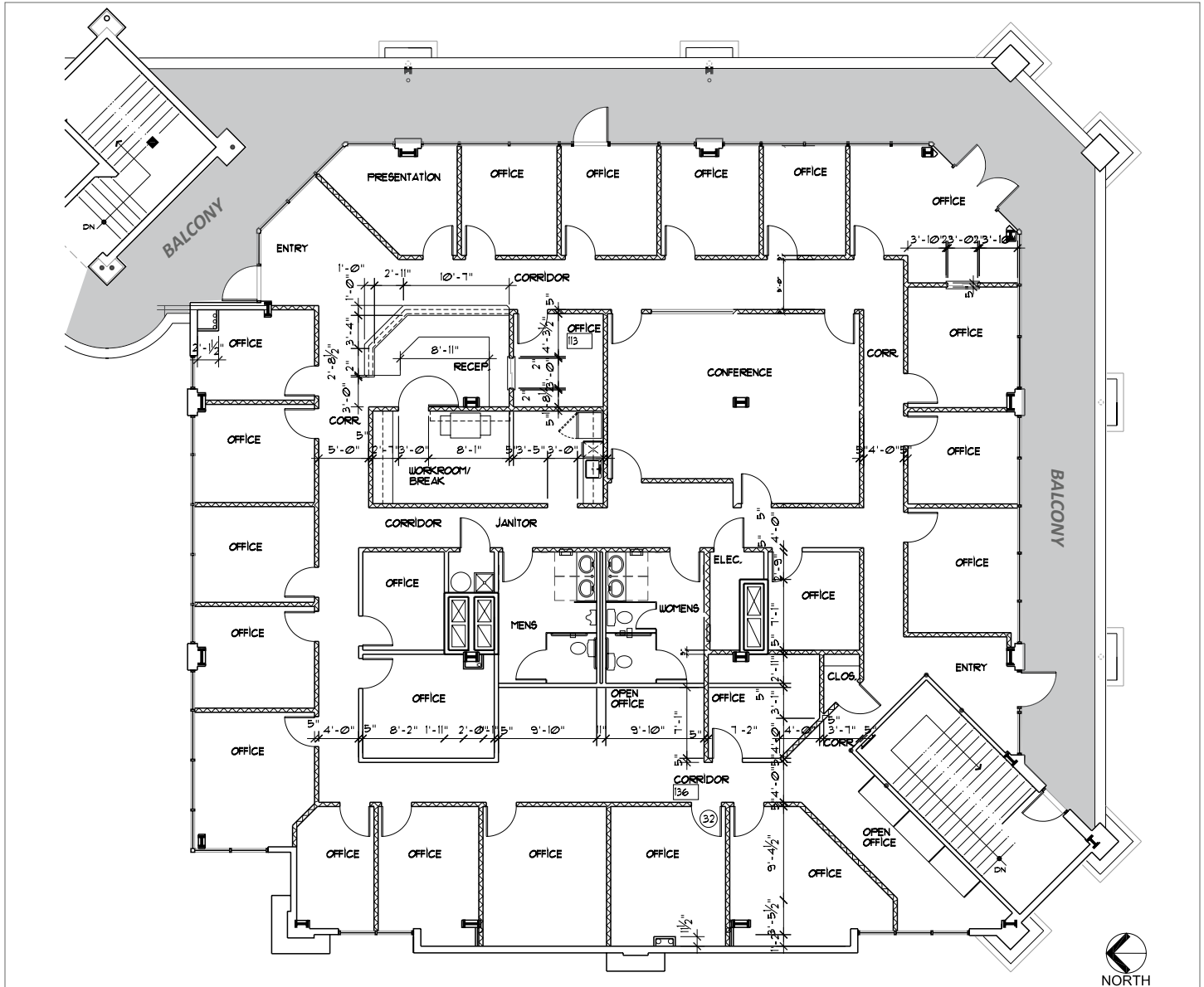
HEATH HONBARRIER

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MITCH TREVEY

Managing Director
mitch@trevey.com
C: 303-619-7192

FLOOR PLAN



TENANT LIST:

- Back to Wellness
- Core Power Yoga
- English Tealeaves
- Elements Massage
- Front Range Smiles
- Tip-to-Toe Nails
- Vesper Salon Studios

AVAILABLE

EMAGINE

THE MAGIC OF MOVIES & MORE

THE PARKER

HOTEL

WEST MAIN

TAPROOM & GRILL

Multi-Tenant

Retail

Multi-Tenant

Retail

Parker Crossroads (Retail / Office)

HOBBY LOBBY

SAFeway



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