

OFFICE / FLEX / RETAIL FOR LEASE
VILLAGES AT PARKER II
 10490 S. PROGRESS WAY, PARKER, CO 80134

TREVEY
 COMMERCIAL



AVAILABLE
 ±1,822 SF

PROPERTY FEATURES

- 1,822 SF Flex Space Available Immediately
- 40% Office / 60% Warehouse - Ideal for Wide Variety of Uses
- One (1) 12'x12' Overhead Loading Door
- On-site Property Management
- Join Momentum Athletic Center
- Centrally Located in Parker: 7 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE	Suite 106: ±1,822 SF
LEASE RATE	\$16.50 / SF NNN
CAM / NNN RATE	\$10.20 / SF (Estimate)
MONTHLY RENT	\$4,053.95 / Month
AVAILABLE	Immediately
LOADING	One (1) 12'x12 O.H. Door
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	43,784	\$134,258	\$573,308
5 Mile	146,938	\$143,735	\$623,757
10 Mile	548,989	\$147,026	\$613,238

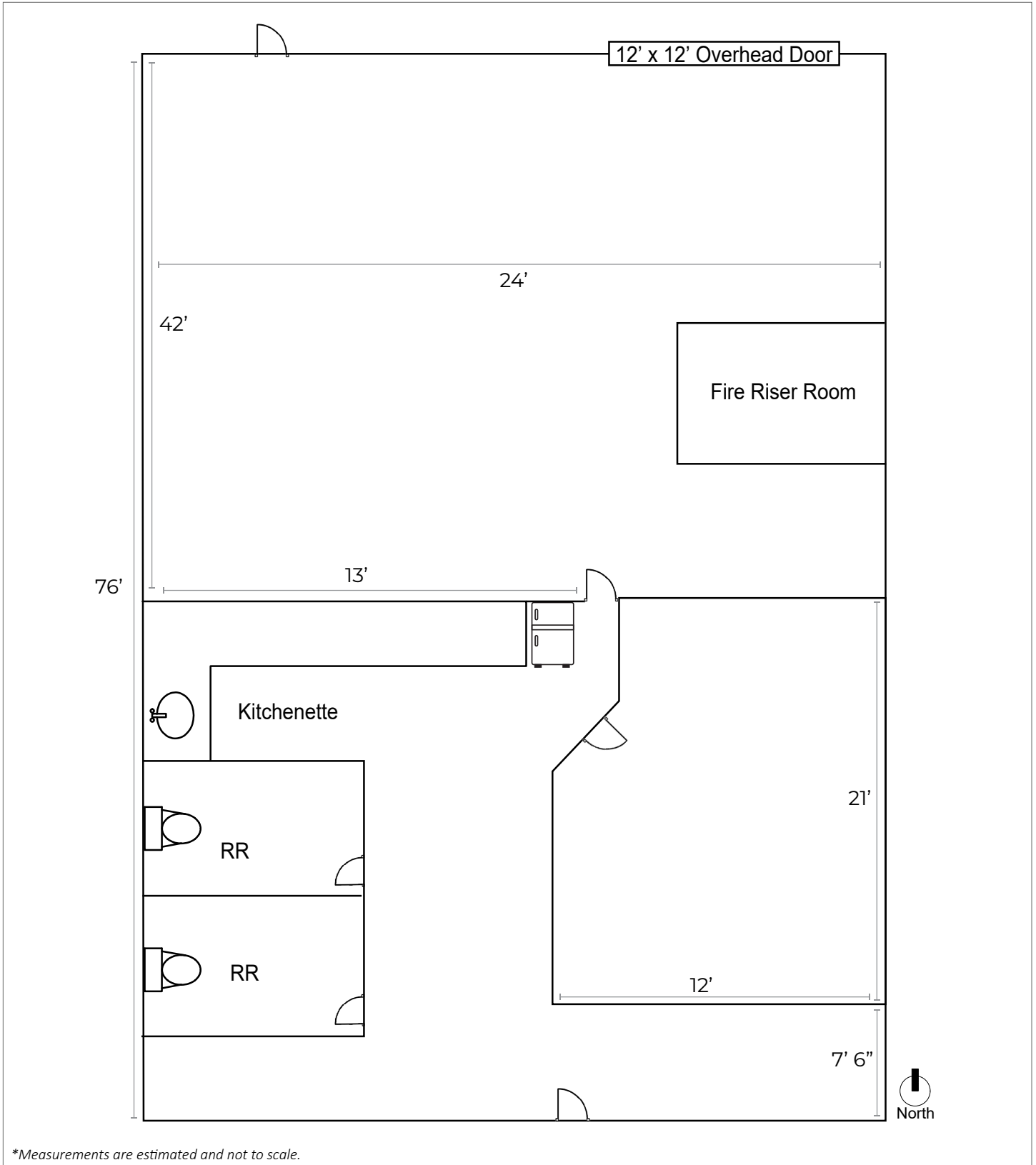
PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering **±111,000 Residents**.
- 80134 is the **1st Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)
Approx. 59,200 VPD at Parker Rd. & Lincoln Ave.
Approx. 49,000 VPD at Parker Rd. & Plaza Dr.
Approx. 50,000 VPD at Mainstreet & Parker Rd.

FLOOR PLAN



*Measurements are estimated and not to scale.

BROKERAGE DISCLOSURE