



OFFICE SPACE FOR LEASE

19600 E PARKER SQUARE DR
PARKER, CO 80134

Positioned in the heart of Parker, CO, 19600 E Parker Square Dr presents an exceptional opportunity for businesses seeking a high-functioning space in a thriving community. This newly updated building features fresh interior paint, upgraded flooring, and upgraded HVAC infrastructure, offering a turnkey environment for businesses ready to grow and scale in one of Colorado's most desirable locations.

The property offers a diversity of functionality and space in a scarce Parker market with tasteful finishes, ample parking, and convenient access to major transportation routes across the Denver Metro area.

**DANNY
POMIRCHY**
720.454.8027
dpomirchy@pmgdevelop.com

MATT KUNTZ
720.460.1003
mkuntz@pmgdevelop.com



LEASE INFORMATION

Space Available:

Suite 130: 1,019 RSF

Basement: 100 - 5400 RSF

LEASE TYPE: Full Service

RENT: Variable

TERM: Negotiable

Year Renovated:
2025

19600 E Parker Square Dr offers several highly functional office suites designed for flexibility and efficiency. The available space includes a first floor corner office with an open area suited for collaborative work.

The 5400 sq ft of basement space can be utilized by multiple tenants needing just a single private office or a single tenant in need of an entire floor for their business. With a dedicated break room and kitchen, restrooms, and utility rooms, this self-contained suite supports both administrative and operational needs within a modern, accessible business environment.



Location & Proximity

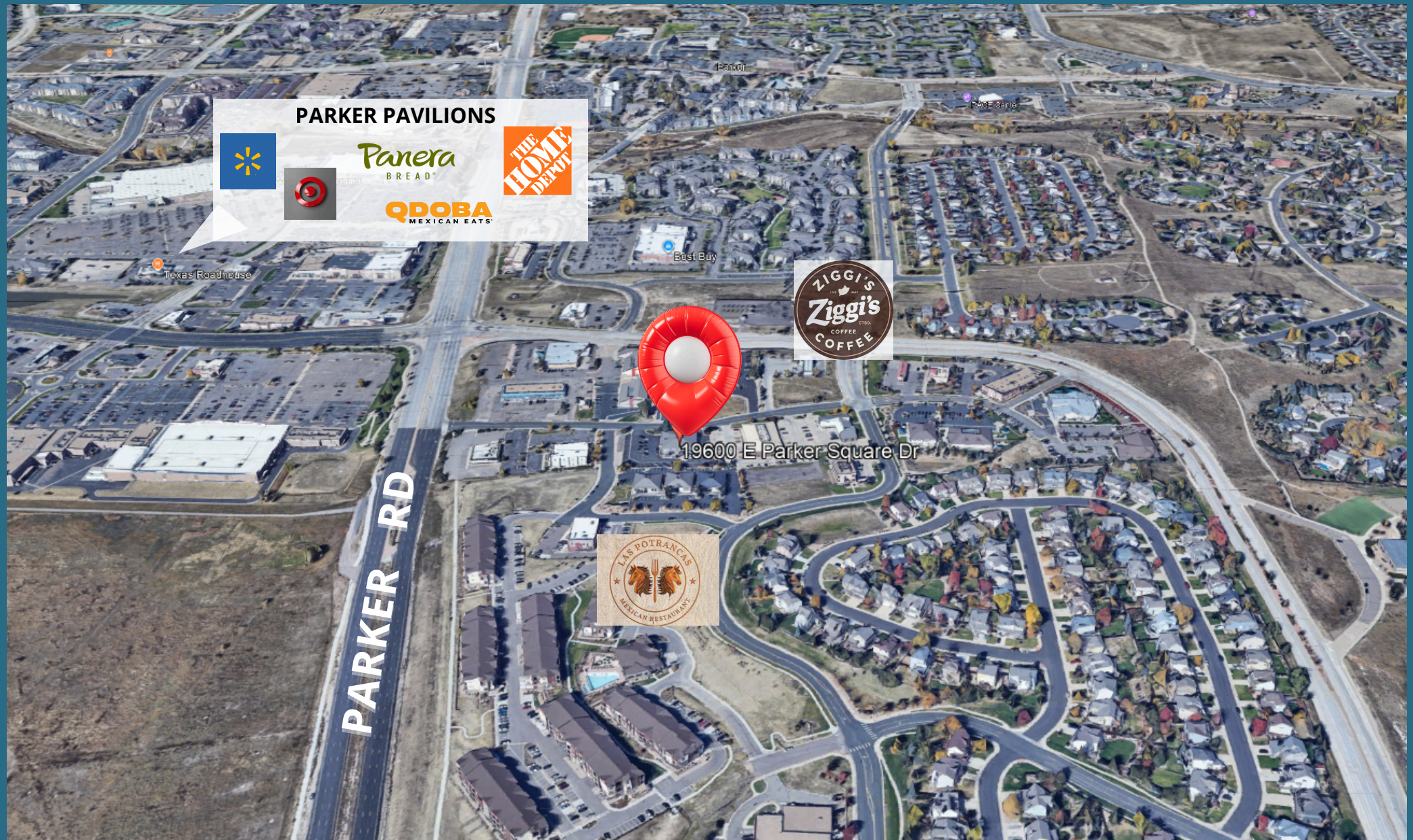
E-470: ≈ 3.7 mi / 8 min

Parker Rd (US-83): ≈ 0.2 mi / 1 min

Downtown Parker + RTD: ≈ 5 min

Denver Tech Center: ≈ 20 min

Denver International Airport: ≈ 26 mi



Property type:

OFFICE

Total building size:

16,200 SF

Parking Ratio:

6/ 1,000 SF

Year Built:

1981

19600 E Parker Square is a professionally managed, 2-story building positioned for operational ease and ideally located for business exposure.

The site is surrounded by nearby amenities, offers a balanced tenant mix and accessibility to support daily business operations.





DISCLOSURES & CONFIDENTIALITY AGREEMENT

PMG Realty LLC (PMG) has been engaged by the Owner to openly represent them on the sale of the Property known as 2867 17th Ave. Greeley, CO ("Property"). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to PMG. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat any and all marketing information in absolute confidence and not disclose the Marketing Information or any of the contents to any other individual or entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of non-disclosure or confidentiality) without the prior written authorization of the Owner or of PMG and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner. Any and all marketing information and contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient further agrees that all business details, property information, financials, and any other information received in written form will be returned if the transaction is not successful in closing. The recipient further agrees that this confidentiality agreement shall survive the successful completion or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns. The recipient agrees to save and hold harmless PMG, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement. These materials do not constitute an offer, but only a solicitation of interest with respect to a possible sale of the property, which the Owner may consider. Ownership completely reserves the right to withdraw this property from the market or to change, update, or modify the terms of these materials at any time. The Owner reserves the right to accept or reject any and all offers, and further reserves the right to remove the property from the market at any time, including full price offers. The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While PMG does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. Taxes and all other factors should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a separate and independent investigation of the property to determine the suitability of the property and the quality of its tenancy for your own personal records and satisfaction. The Evaluation Material furnished to Principal will not be used by Principal for any purpose other than for evaluating a possible transaction involving the Property with the Principal. Owner agrees to pay a brokerage commission to PMG only per separate agreement. PMG represents the owner and does not allow any sub agency to any other broker. PMG has no power or authority in any way to bind the Owner with respect to a transaction involving the Property and that the Owner shall in no way be bound or be deemed to have agreed to any transaction or the terms and conditions thereof until such time as the Owner has executed and delivered a written agreement with the Principal under terms and conditions.