

MEDICAL / OFFICE FOR LEASE  
**CROWN POINT PROFESSIONAL**  
19284 COTTONWOOD DR., PARKER, CO 80138

**TREVEY**  
COMMERCIAL



## PROPERTY FEATURES

- ±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.

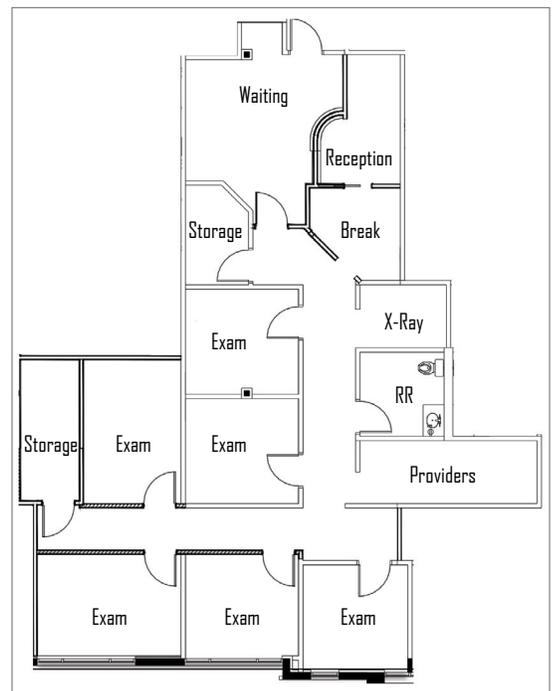
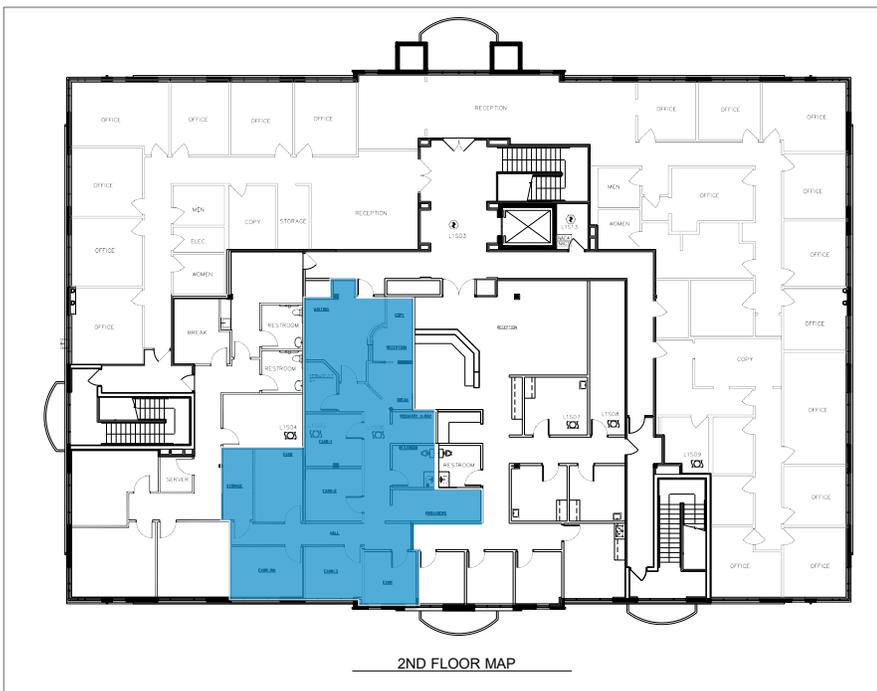
## PROPERTY DETAILS

AVAILABLE	<u>Second Floor</u> <ul style="list-style-type: none"><li>• Suite 201B: ±1,993 SF</li></ul>
LEASE RATE	\$29.00 / SF
LEASE TYPE	NNN
USE	Medical / Office
PARKING	4.20:1,000
BUILDING SIZE	27,154 SF
Y.O.C.	2006
ZONING	Commercial
CITY / COUNTY	Parker / Douglas

REGIONAL AERIAL



SITE & FLOOR PLAN



**TREVEY**  
COMMERCIAL

www.trevey.com  
303-841-1400

**TOMMY DAHER**  
V.P. Sales & Leasing  
tommy@trevey.com  
C: 303-916-8231

**NICK BEACH**  
V.P. Sales & Leasing  
nbeach@trevey.com  
C: 719-237-0880

**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.