

FOR SALE OR LEASE

**AVAILABLE FOR OCCUPANCY
ON 11/1/2025**

PARKGLENN

MEDICAL OFFICE

**SIGNAGE
AVAILABLE**

**SCAN OR CLICK HERE FOR
VIRTUAL WALK-THRU**



10168 PARKGLENN WAY | PARKER, COLORADO
Value Add or Owner-User Medical Office Opportunity



The information the subject property contained herein (“Property”) provided by Quiver Investments, LLC may be used only by parties approved by Quiver Investments, LLC and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees i) to return it to Quiver Investments, LLC immediately upon request of Quiver Investments, LLC or the Owner, and ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Quiver Investments, LLC or the Owner.

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of a review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the expressed written consent of Quiver Investments, LLC. This information is presented to you for your information only to determine if you are interested in pursuing this investment opportunity. The material is based in part upon information supplied by the Owner and in part upon information obtained by Quiver Investments, LLC from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines of some of the provision contained herein. No warranty or representation, expressed or implied, is made by the Owner, Quiver Investments, LLC, or any of their respective affiliates as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous materials on the Property.

The Owner and Quiver Investments, LLC expressly reserve the right, at their sole discretion, to reject any or all expressions of interest, or offers to purchase the Property and/or terminate discussions with any party at any time with or without notice. The Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property, unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations thereunder have been satisfied or waived. Quiver Investments, LLC is not authorized to make any representations or agreements on behalf of the Owner.

The terms and conditions set forth apply to the Offering Memorandum in its entirety. Quiver Investments, LLC is acting as the exclusive Agent for the Seller in this transaction.



TABLE OF CONTENTS

PARKGLENN MEDICAL OFFICE

PROPERTY OVERVIEW	4
Executive Summary	6
Property Description	8
Site Plans	10
Floor Plans	12
Demising Options	16
MARKET OVERVIEW	16
Regional Maps	20
Local Demographics	22

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PROPERTY OVERVIEW

- Executive Summary
- Property Description
- Site Plans
- Floorplans
- Demising Options

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**MONUMENT SIGNAGE
OPPORTUNITIES**



EXECUTIVE SUMMARY

10168 Parkglenn Way in Parker, Colorado is a 20,078 RSF multi-tenant medical office building formerly occupied by a single tenant, Kaiser Permanente. With local ownership and management, this 2nd generation medical office space was very well maintained offering primary care, lab/diagnostics, medical imaging and pharmacy spaces for new tenants to occupy.

This provides both an owner-user opportunity in addition to an investment opportunity to keep as a single tenant or demise into a multi-tenant medical office layout.

The property boasts ample parking at 6.46:1,000 RSF (98 parking spaces) with an attractive stucco & stone facade across the entire 2-story building.

PROPERTY HIGHLIGHTS

- » Priced well below replacement cost for a fully constructed medical office building
- » Coveted suburban location with walkable amenities surrounding the property
- » Complete medical buildout including extensive plumbing infrastructure throughout exam rooms, medical imaging area, pharmacy, etc.

FOR SALE OR LEASE



SALE PRICE

\$4,852,000



LEASE RATES

\$25.00 - \$30.00 / RSF



TI ALLOWANCE

\$20.00 - \$60.00 / RSF



AVAILABLE DATE

11/1/2025
(Entire Building)



PARKING SPACES

98 parking spaces
(6.46:1,000 RSF)



BUILDING SIZE

15,164 RSF (above grade)
4,614 RSF (below grade)



EXTERIOR AERIAL



MAIN ENTRY



SECOND FLOOR WAITING

PROPERTY DESCRIPTION

PROPERTY INFORMATION

Address	10168 Parkglenn Way
City, State, Zip	Parker, CO 80138
County	Douglas
Assessor Account No.	R0496860 and R0496859
Building Size	15,614 RSF (above grade) 4,614 RSF (basement)
Lot Size	1.71 acres (1 lot/2 tax parcels)
Year Built	2009
Occupancy	0% (as of 11/1/2025)
Parking Spaces	98 Spaces
Parking Ratio	6.46:1,000 RSF



DIAGNOSTICS LAB



MEDICAL IMAGING



TYPICAL EXAM ROOM



PROCEDURE ROOM

SITE BOUNDARIES

BUILDING PARCEL

SEPARATE MOB DEVELOPMENT
PARCEL FOR SALE
[CLICK HERE FOR MORE INFO](#)

SITE PLAN

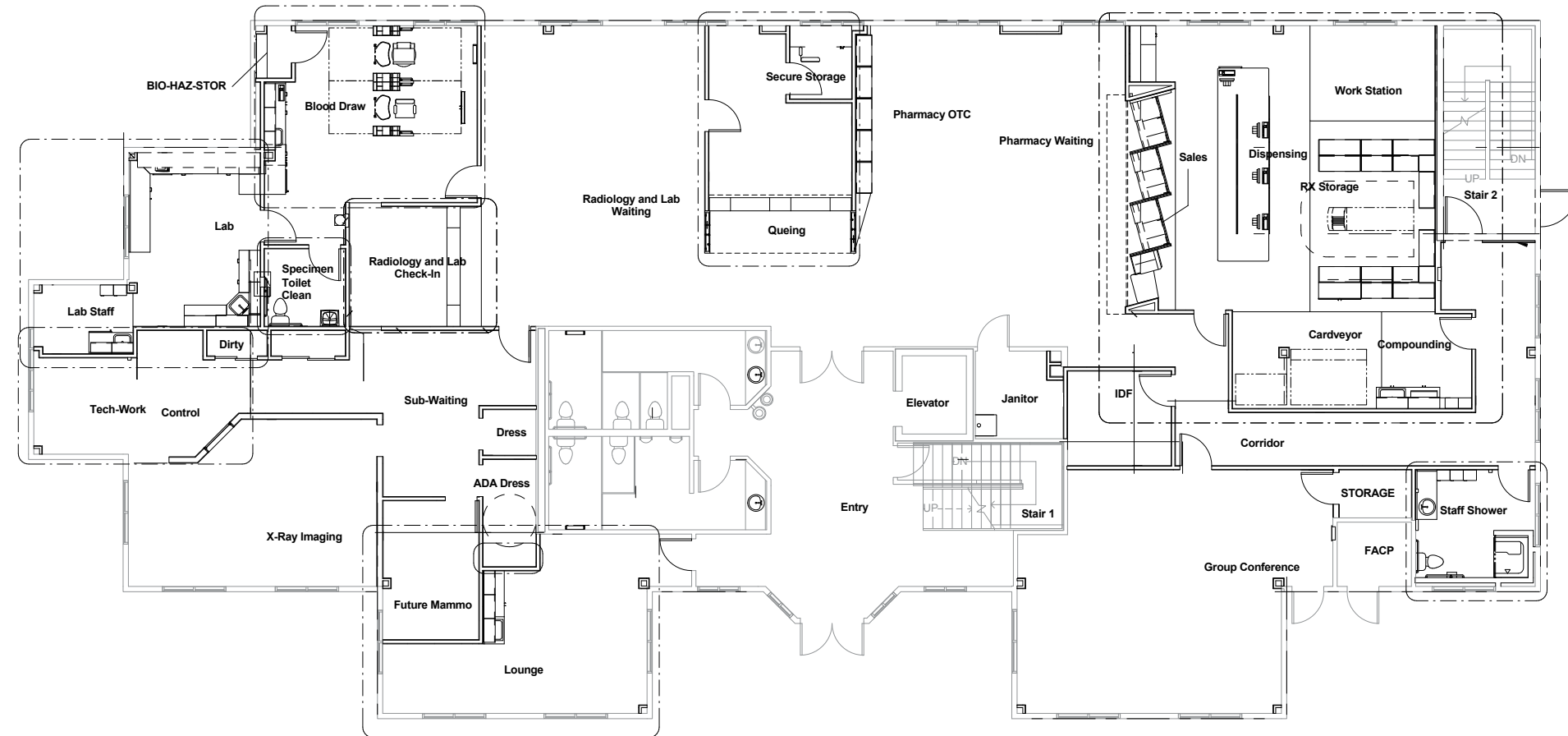
TWO STORY MEDICAL OFFICE
APPROX. 20,078 SF (15,164 RSF EXCLUDING BASEMENT)

98 PARKING SPACES
(6.46 : 1,000 RSF)

FLOOR PLANS

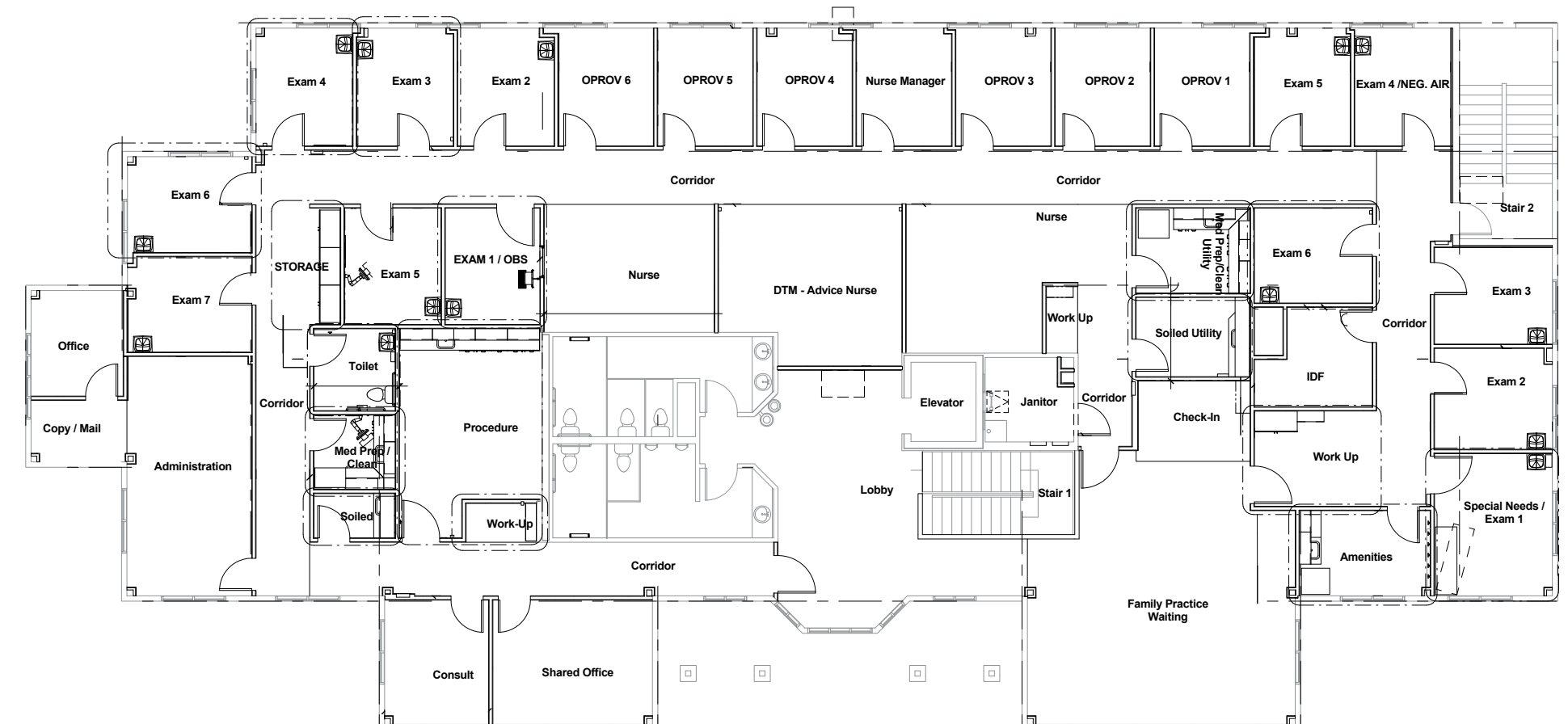
FIRST FLOOR

FIRST FLOOR CAN BE DEMISED DOWN TO APPROXIMATELY 1,500 SF



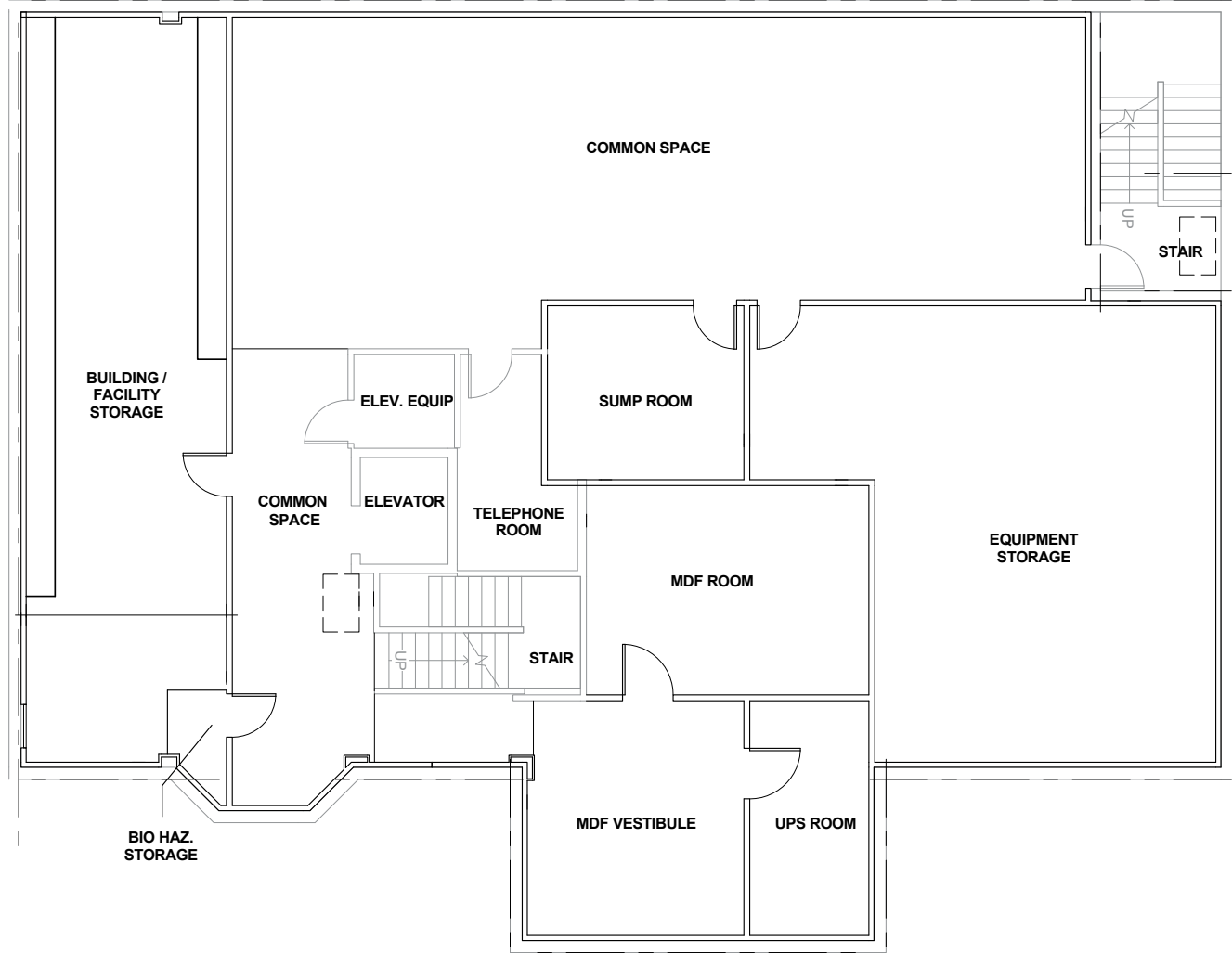
SECOND FLOOR

SECOND FLOOR CAN BE DEMISED DOWN TO APPROXIMATELY 3,500 SF



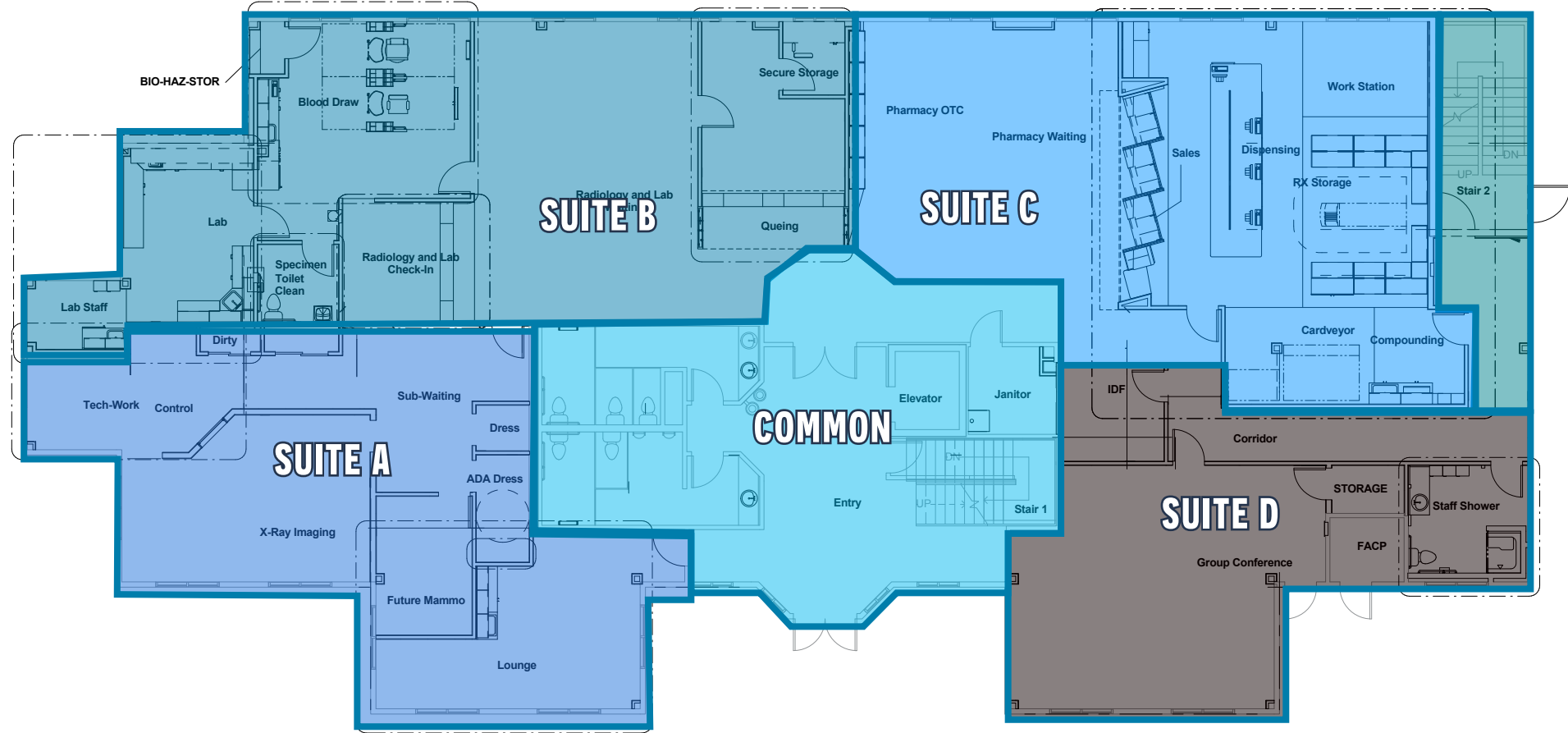
FLOOR PLANS

BASEMENT

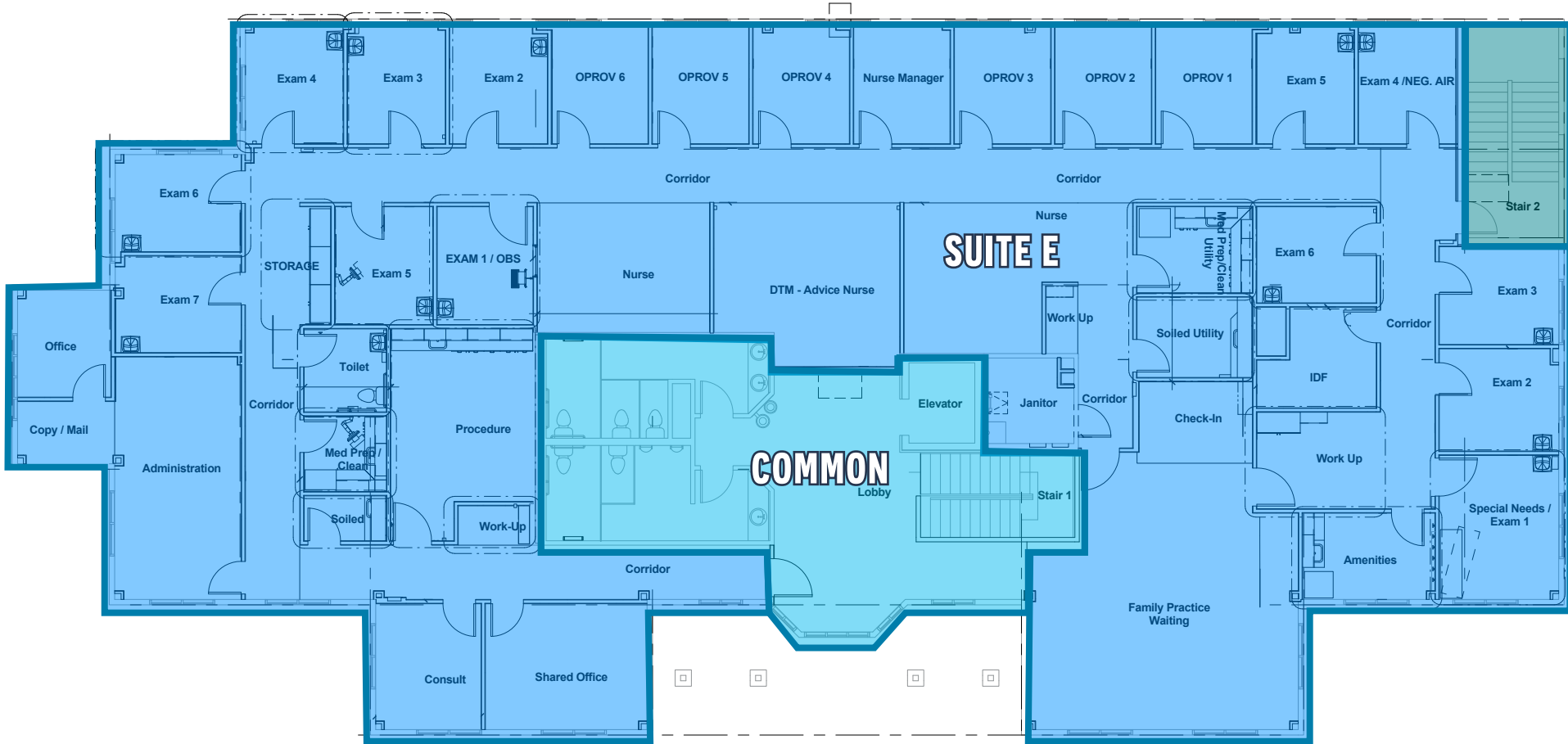


FLOOR PLANS

FIRST FLOOR POTENTIAL DEMISING PLAN



SECOND FLOOR POTENTIAL DEMISING PLAN

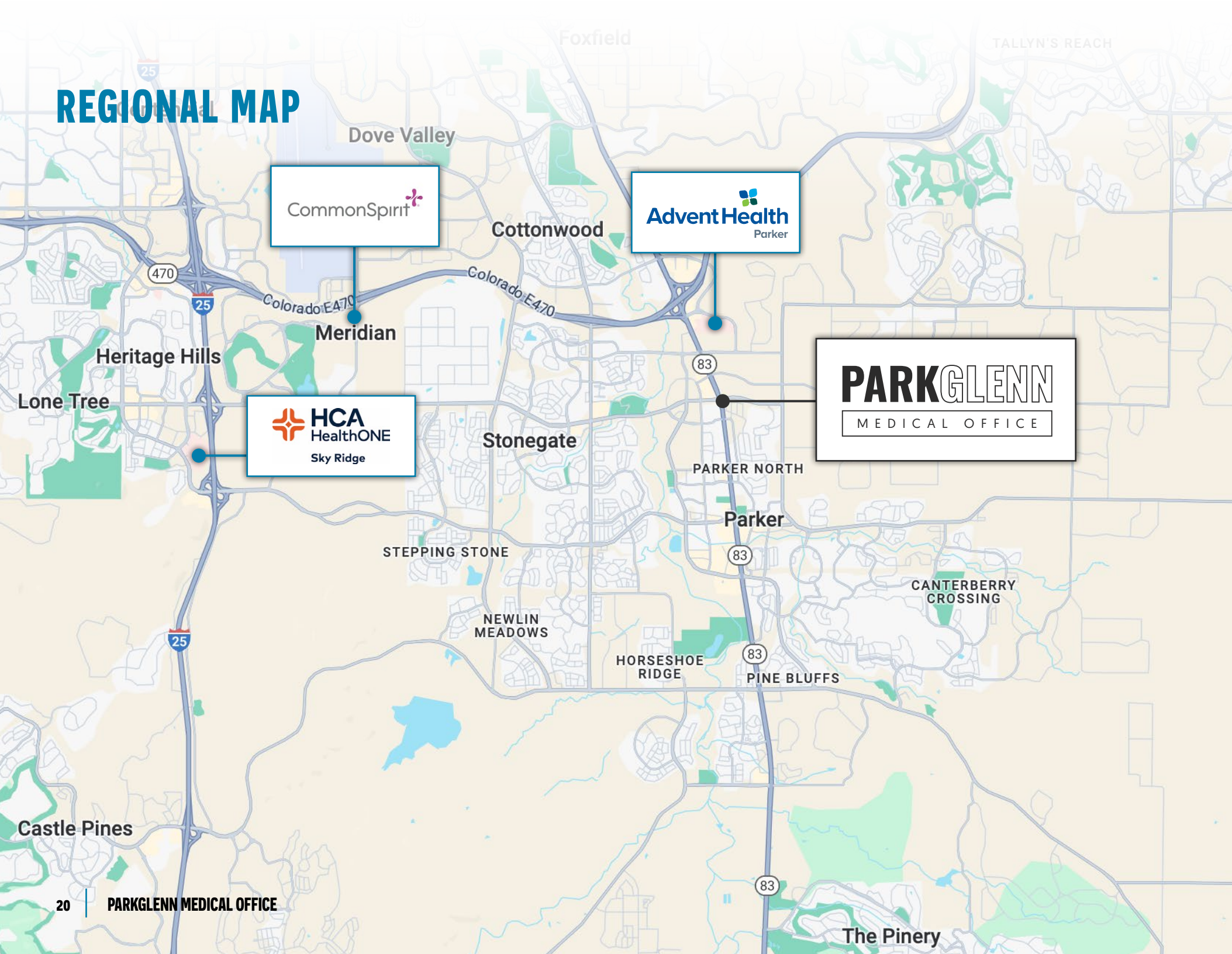


MARKET OVERVIEW

- Regional Maps
- Local Demographics

PARKGLENN
MEDICAL OFFICE







LOCAL DEMOGRAPHICS

The Town of Parker is a vibrant suburban community 25 minutes south of Denver and provides an active lifestyle due to its 250 acres of parks, 30 miles of developed trails and convenient access to year-round outdoor activities.

Parker is 25 miles from Denver International Airport, less than 5 miles from Centennial Airport (nation’s 2nd busiest general aviation airport), with easy access to E-470 and I-25. For these reasons, 7 of 9 of Colorado’s Fortune 500 companies are located within 10 miles of Parker including Arrow Electronics, Newmont Group and Western Union among others.

POPULATION	2 MILE	5 MILE	10 MILE
2010 Population	25,215	99,389	427,929
2023 Population	32,278	138,100	526,762
2028 Population Projection	34,306	146,302	543,414
Annual Growth (2010-2023)	2.20%	3.00%	1.80%
Median Age	37.8	38.8	39

HOUSEHOLDS	2 MILE	5 MILE	10 MILE
2010 Households	9,523	36,210	158,281
2023 Households	12,512	50,902	194,811
Avg Household Size	2.6	2.7	2.7

INCOME	2 MILE	5 MILE	10 MILE
Avg Household Income	\$118,279	\$144,004	\$138,697
Median Household Income	\$96,973	\$118,751	\$114,922

ANOTHER ARROW IN YOUR QUIVER

BRINGING A UNIQUE APPROACH TO POSITIONING YOUR ASSET



ABOUT QUIVER INVESTMENTS:

Quiver Investments, LLC, is a Denver-based investment sales firm founded on the principles of transparency, accuracy, and trust. The team of professionals at Quiver Investments takes an active and transparent role in advising their clients from around the globe on the acquisition and disposition of commercial real estate investment properties located in Western US. The team challenges each other daily to provide a quiver of resources to our clients by leveraging the latest technology to deliver accurate underwriting analysis, aggressively source new buyers and sellers, and efficiently manage each transaction. Our team also has a network of third-party legal, financial, and professional vendors to aid our clients in fully evaluating their assets, and our hands-on approach means that our team is actively involved throughout the deal cycle and transaction. At Quiver Investments, we prefer to be thought of more as advisors and partners by challenging the status quo of brokerage.



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