

PARKER SQUARE PROFESSIONAL

19641 East Parker Square Drive, Parker, CO

MOVE IN READY SUITES



FOR LEASE

PRELEASING OR BTS OPPORTUNITY



Jack Lazzeri / Senior Associate / +1 303 981 6521 / jack.lazzeri@cushwake.com

Patrick McGlinchey / Managing Director / +1 210 303 3149 / patrick.mcglinchey@cushwake.com

Justin Gregory / Managing Director / +1 303 803 7170 / justin.gregory@cushwake.com



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PROPERTY HIGHLIGHTS

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ABOUT THE PROPERTY

- Join Parker Square Professional - a premier medical/professional office building with newly renovated common areas
- Phase II - Future medical office building available
- Rare small square footage suites available
- Amenity Rich Environment: Just minutes away from historic downtown Parker, and walking distance (.2 miles) to Parker Pavilions and Flat Acres Mall, as well as Pinehill Retail Center (.1 mile)



TRAFFIC COUNTS

Year: 2024 | Source: ESRI

S. Parker Rd.	55,570 VPD
Hilltop Rd.	16,950 VPD

DEMOGRAPHICS

Year: 2024 | Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	18,491	148,313	362,711
Daytime Population	18,066	131,365	352,115
Avg. Household Income	\$98,038	\$95,541	\$105,545
Estimated Households	8,119	57,894	151,067



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LOT BREAK DOWN

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PHASE I TENANTS

- Parker Square Family Practice
- Aspen Creek Family Medicine
- Ahoudek Counseling
- Edward Jones
- Evans Legal Group



AVAILABLE

- SUITE C
770 SF
- SUITE H
1,055 SF

LEASE RATE

\$20.00/SF NNN

NNN

\$10.00/SF (INCLUDES UTILITIES)

PHASE II BUILDING SIZE

5,000 SF & 10,088 SF

PARKING

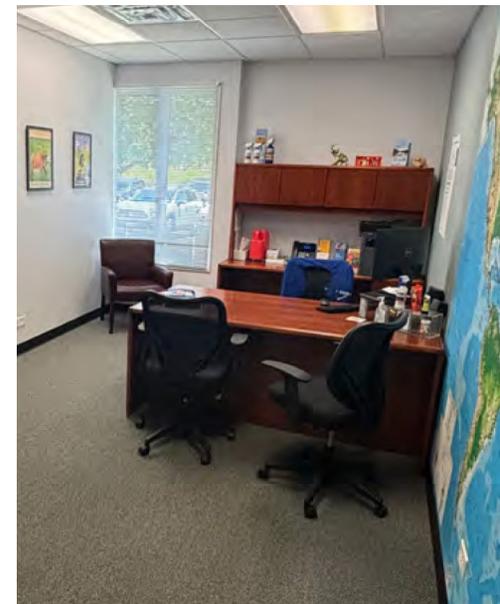
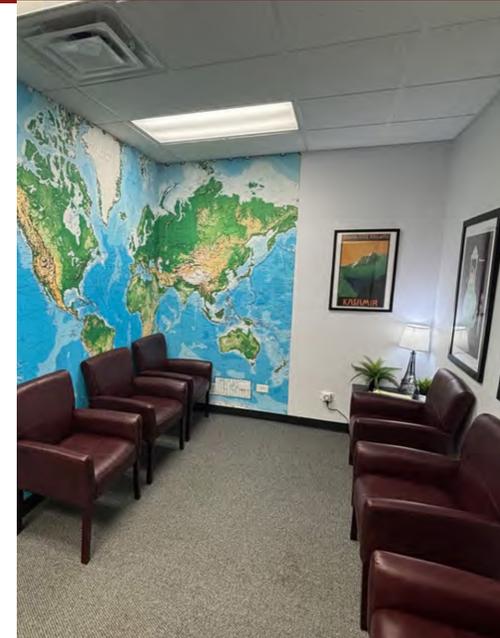
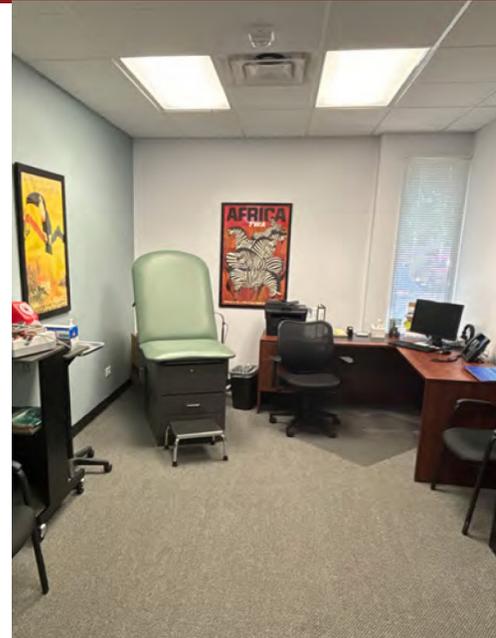
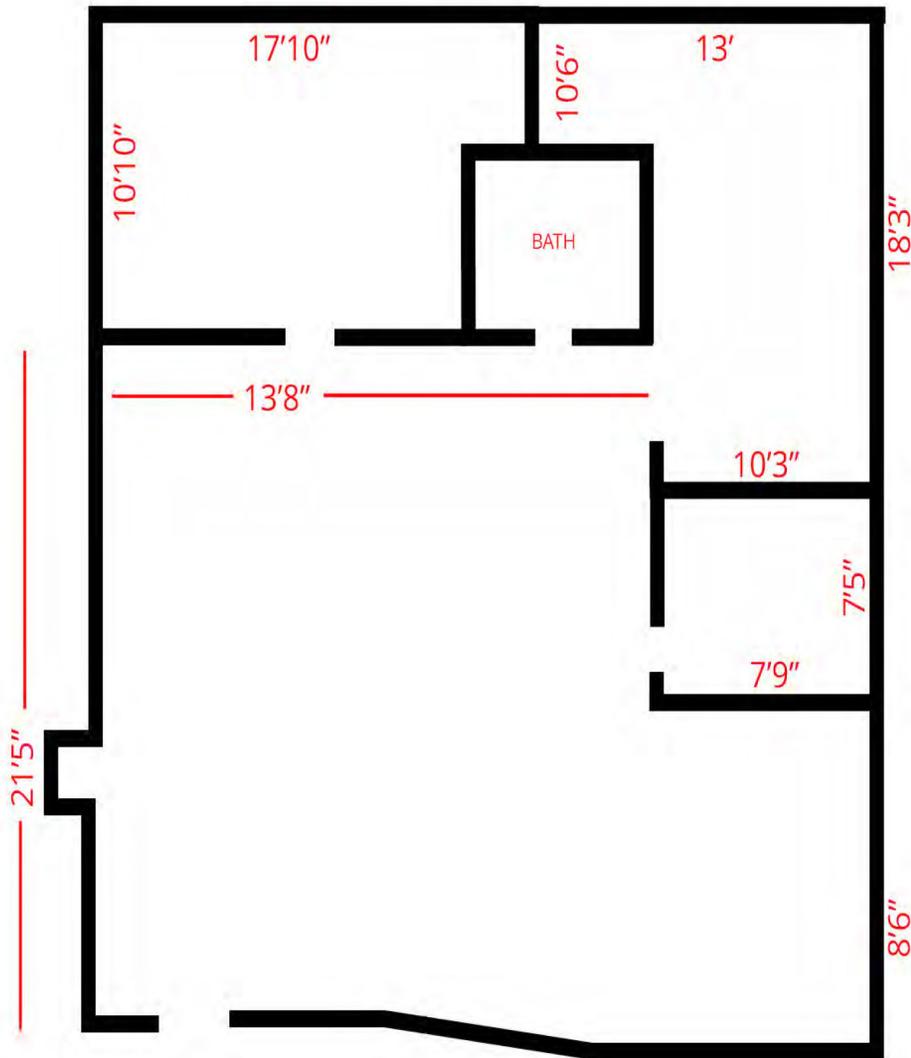
5.4 Per 1,000 SF

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SUITE H - 1,055 SF

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*Drawing Not to Scale

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SUITE C - 770 SF

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PHASE II CONCEPTUAL RENDERINGS

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SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

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AERIAL MAP

MOVE IN READY SUITES | PRELEASING OR BTS OPPORTUNITY

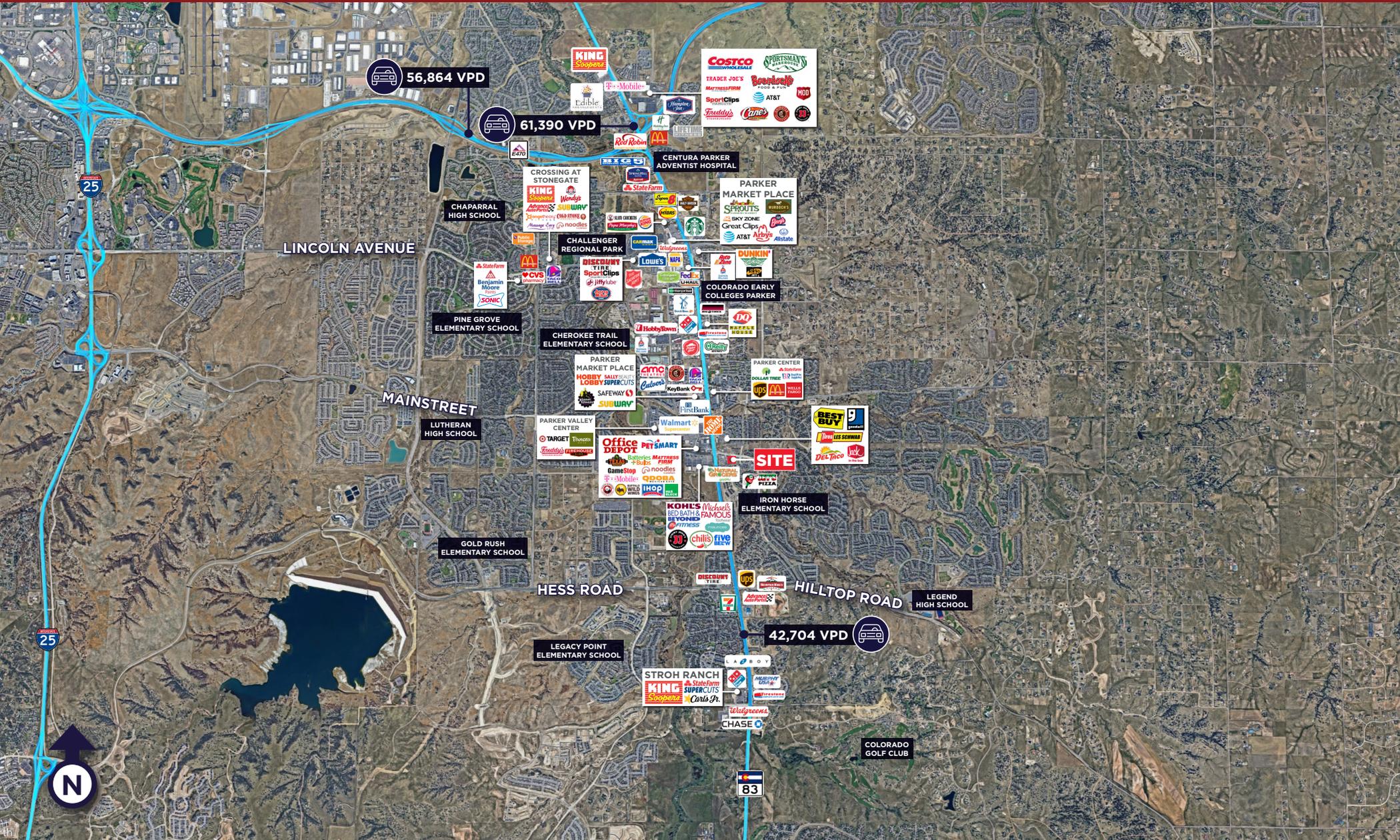


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TRADE AREA

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DEMOGRAPHIC HIGHLIGHTS

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1 MILE

11,122	12,789	\$138,160	4,492
Population	Total Daytime Population	Average Household Income	Total Households

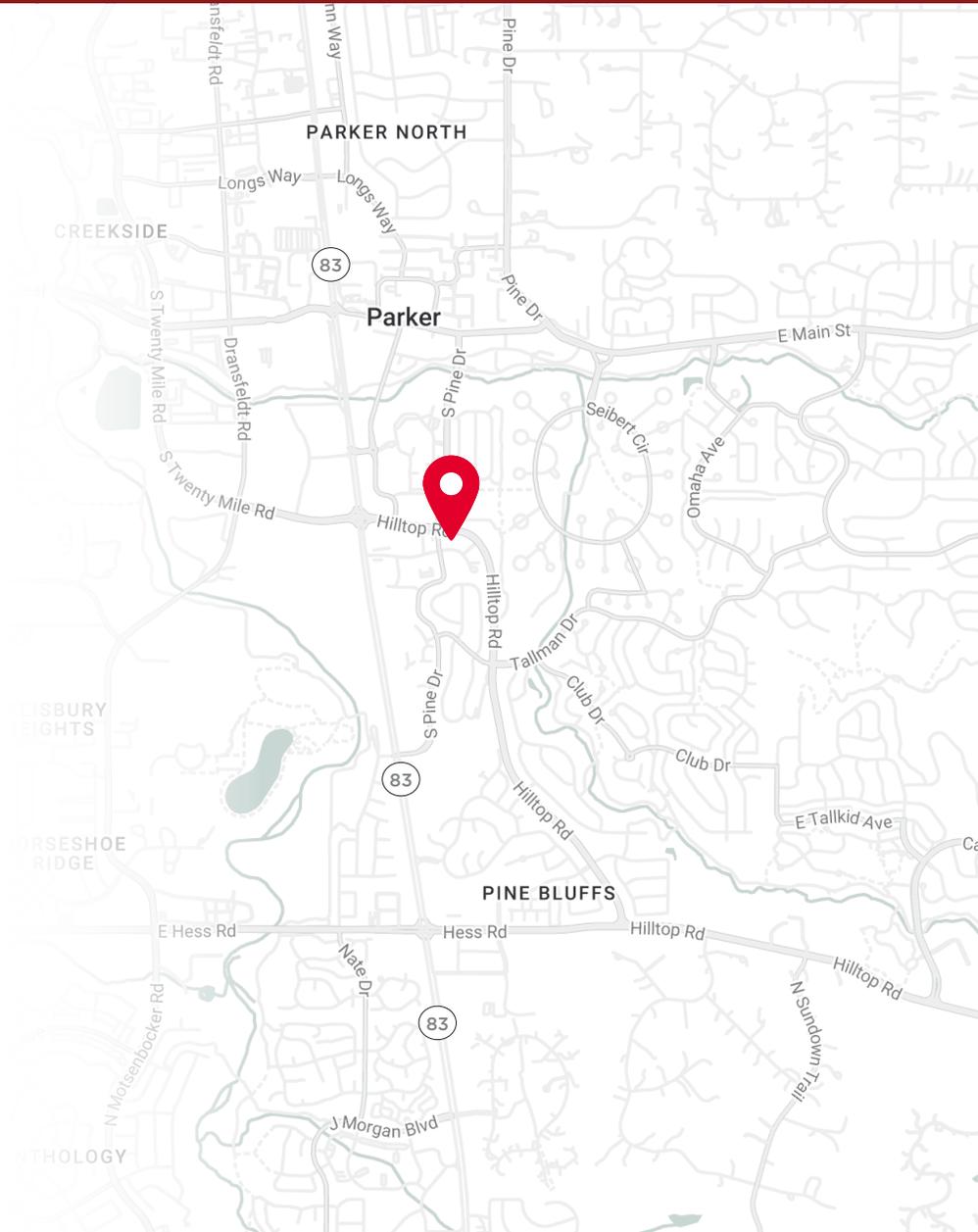
3 MILES

64,585	55,706	\$164,415	22,604
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

118,827	93,097	\$164,712	42,910
Population	Total Daytime Population	Average Household Income	Total Households

Source: ESRI



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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.