

OFFICE / FLEX FOR LEASE

VILLAGES AT PARKER II

10450 S. PROGRESS WAY, UNIT 101, PARKER, CO 80134



TREVEY
COMMERCIAL
REAL ESTATE



AVAILABLE
2,925 SF

PROPERTY FEATURES

- ±2,925 SF Available Immediately for Lease
- Office Space with Mezzanine & Kitchenette
- Former Real Estate Property Management Office
- 3: 1,000 SF Parking Ratio
- Centrally Located in Parker
- 7 minutes to E-470, 15 minutes to I-25, and 30 minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE	Unit 101: ±2,925 SF
LEASE RATE	\$19.00 / SF NNN (Base Rent)
NNN / CAM RATE	\$9.00 / SF (Estimate)
MONTHLY RENT	\$6,825.00 / Month
Y.O.C.	2008
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	41,268	\$131,371	\$457,373
5 Mile	133,740	\$141,869	\$472,585
10 Mile	528,617	\$142,566	\$483,318

PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering **±107,434 Residents**.
- 80134 is the **2nd 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.

TREVEY COMMERCIAL

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Parker, Colorado 80134
303-841-1400 | www.trevey.com

DAVID MARULLI

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HEATH HONBARRIER

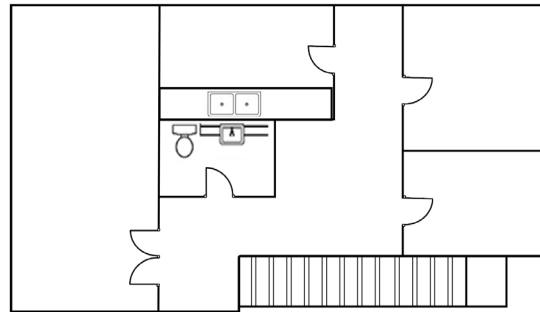
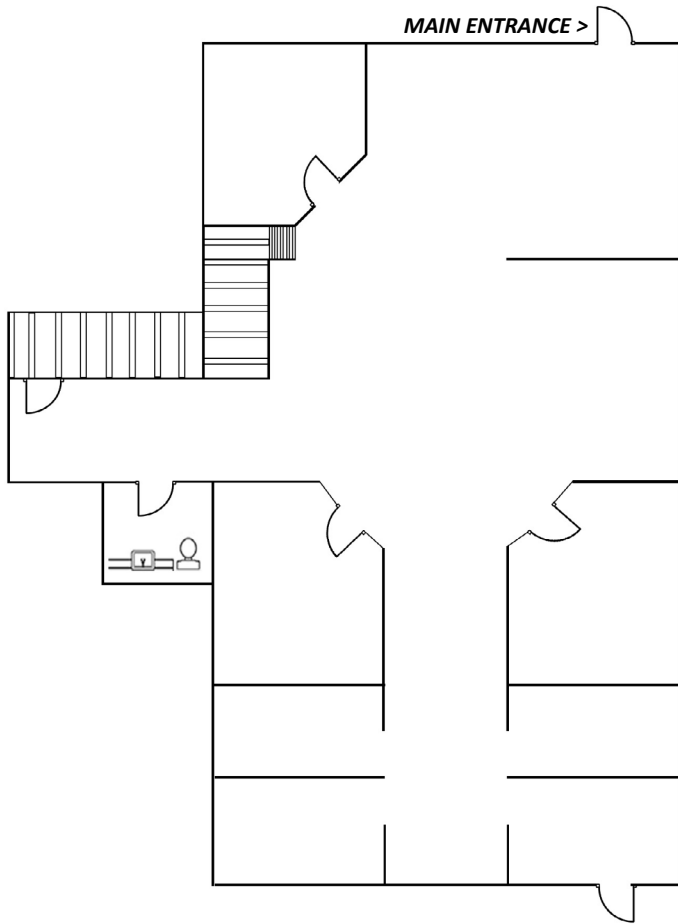
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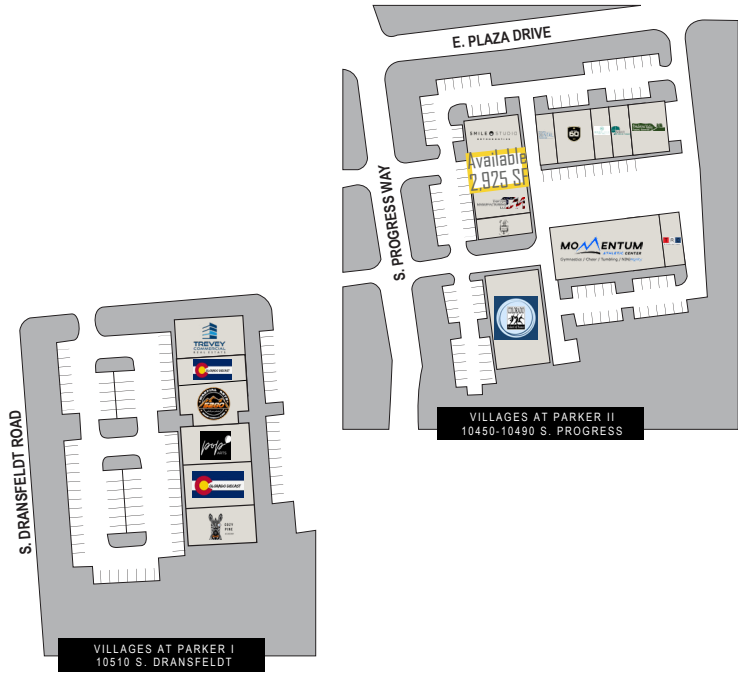
SITE DETAILS

MAIN LEVEL: ±2,240 SF

MEZZANINE LEVEL: ±685 SF



OVERALL SITE PLAN



*Measurements are estimated and not to scale.



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