

MEDICAL / OFFICE FOR LEASE

PARKER ROAD PROFESSIONAL

10522 S. PARKER ROAD, PARKER, CO 80134

TREVEY
COMMERCIAL



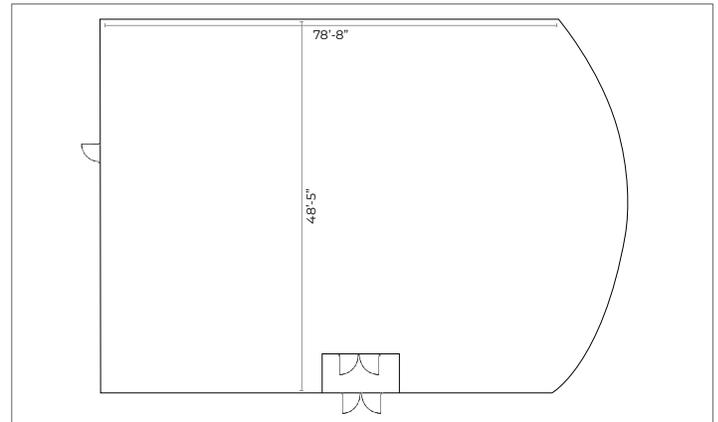
PROPERTY FEATURES

- 3,413 SF Medical / Office Space Available Immediately
- Turn-Key Orthodontics / Dental Office Buildout
- Rare Freestanding Building Opportunity in Parker
- Excellent Visibility Along Parker Road Corridor
- Monument Signage on Parker Road
- Strong Daily Traffic Counts Providing High Exposure
- Convenient Access to Parker Road, Lincoln Avenue & E-470
- Located in the High-Growth Parker / Douglas County Trade Area
- Surrounded by Dense Residential Neighborhoods and Strong Demographics
- Dedicated On-Site Parking for Patients and Staff
- Landlord Completing Major Exterior Renovations
- Ideal for Medical, Dental, Professional Office or Service Users

PROPERTY DETAILS

AVAILABLE	±3,413 SF
LEASE RATE	\$35.00 / SF NNN
NNN / CAM	\$8.00 / SF (Estimate)
MONTHLY RENT	\$12,229.92 / Month
ZONING	Commercial
POWER	TBV (To be Verified by an Electrician)
Y.O.C.	1998
UTILITIES	CORE / P.W.S.D
WATER / SAN	Xcel / P.W.S.D
CITY / COUNTY	Parker / Douglas

SITE DETAIL



DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	9,502	\$98,056	\$453,454
5 Mile	88,004	\$141,952	\$580,619
10 Mile	537,857	\$146,901	\$613,349

PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering **±111,000 Residents**.
- 80134 is the **#1 Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)

- Approx. 13,000 VPD on Dransfeldt Rd. at Longs Way
- Approx. 48,000 VPD at Longs Way & Parker Rd.
- Approx. 53,000 VPD on Parker Rd. at Plaza Dr.

BROKERAGE DISCLOSURE