

PRIME OFFICE FOR LEASE  
**BRIDGESIDE PROFESSIONAL**

11031 S. PIKES PEAK DR., PARKER, CO 80138



## PROPERTY FEATURES

- Downtown Parker Office Space Available Immediately
- 560 SF & 720 SF Available (*See Reverse for Suite Options*)
- Charming Building with Off-Street Parking
- Unique Office Spaces with Natural Light
- Beautiful Laminate Wood Floors with Windows
- Two-Story Office Building Located Adjacent to the Shopping Center at the SEC Corner of Parker Rd. & Mainstreet
- 7 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

## PROPERTY DETAILS

AVAILABLE	560 SF & 720 SF
LEASE RATE	\$16.00 / SF MG
UTILITIES	Included
BUILDING SIZE	12,324 SF on 0.57 AC
Y.O.C.	1985
PARKING	2.35:1,000
CITY / COUNTY	Parker / Douglas
ZONING	Commercial / Office

### DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	41,891	\$144,611	\$564,626
5 Mile	140,080	\$146,758	\$624,317
10 Mile	514,377	\$148,490	\$623,833

### 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)

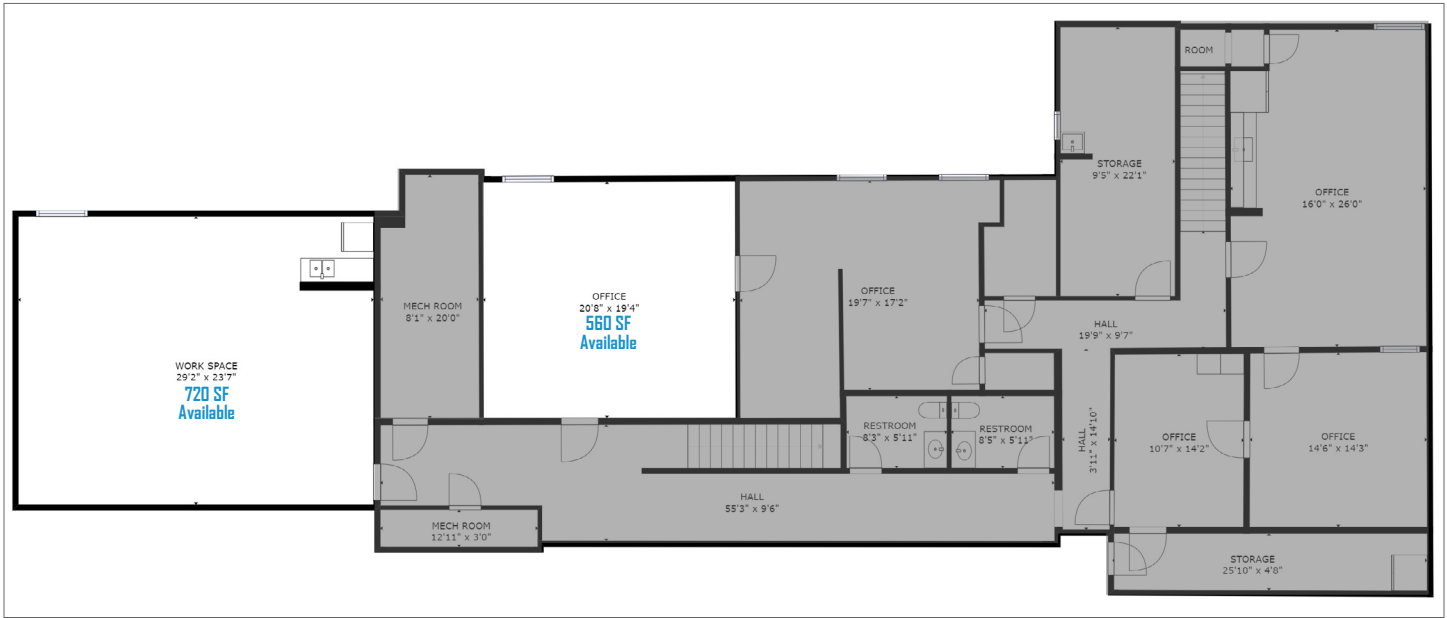
- Approx. 13,000 VPD at S. Pine Dr. & Mainstreet
- Approx. 51,000 VPD at Parker Rd. & Clubhouse Dr.
- Approx. 65,000 VPD along E-470 at Parker Rd.

**TREVEY COMMERCIAL**  
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FLOOR PLAN



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