

PRIME OFFICE FOR LEASE  
**PARKER CROSSROADS**  
 10841 S. CROSSROADS DRIVE, PARKER, CO 80134



OFFICE SUITES  
 AVAILABLE

## PROPERTY FEATURES

- 225 SF & 750 SF Office Suites Available January 1, 2025
- Open Layout / Bullpen Area
- 2-3 Year Minimum Lease Term
- Active Center with Direct Parker Rd. Frontage
- Excellent Access & Visibility at Parker Rd. & Mainstreet
- 7 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

## PROPERTY DETAILS

AVAILABLE	<ul style="list-style-type: none"> <li>• <b>Suite 115:</b> ±225 SF \$600.00 / Month</li> <li>• <b>Suite 207:</b> ±750 SF \$1,500.00 / Month</li> </ul>
UTILITIES	All Utilities Included
ACCESS	24-hr. Secure Building Access
BUILDING SIZE	52,560 SF
PARKING	7.5:1000
CITY / COUNTY	Parker / Douglas

### DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	42,994	\$141,450	\$585,949
5 Mile	142,733	\$144,698	\$623,150
10 Mile	533,781	\$148,132	\$620,386

### 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.

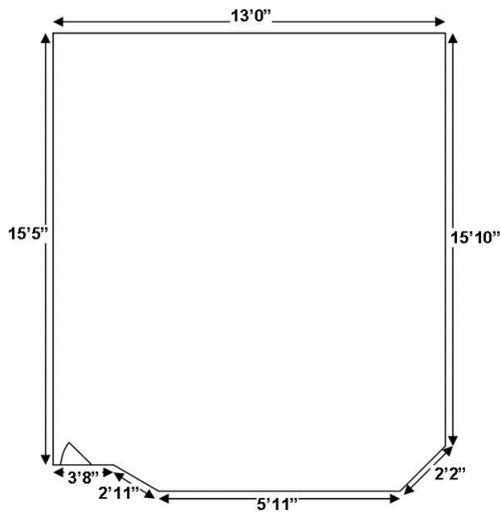
### TRAFFIC COUNTS

Vehicles Per Day (VPD)
Approx. 18,000 VPD at Crossroads Dr. & Mainstreet
Approx. 53,000 VPD at Parker Rd. & Mainstreet
Approx. 69,000 VPD along Parker Rd.

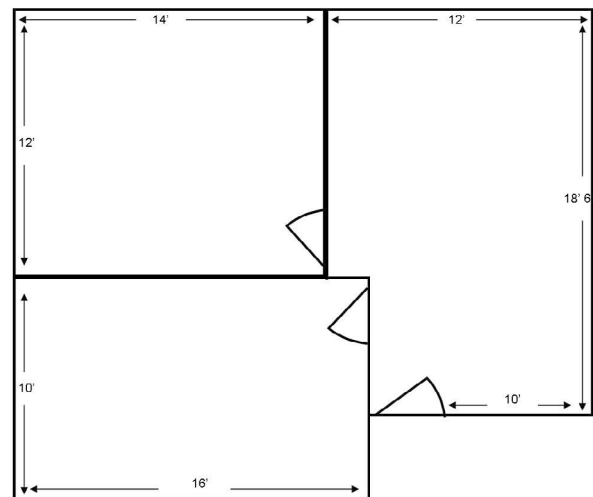


## FLOOR PLANS

Suite 115: ±225 SF



Suite 207: ±750 SF



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