

DOWNTOWN PARKER OFFICE FOR LEASE VICTORIAN PEAKS

11020 S. PIKES PEAK DRIVE, PARKER, CO 80138



PROPERTY FEATURES

- Remaining 930 RSF Office Space Available on 3rd Floor
- Office Availability in Prominent Downtown Parker Location
- Private Entrances to Suites with Covered Exterior Walkways
- Common Area Restrooms & Kitchenettes / Break-rooms
- Strong Foot Traffic due to its Proximity to Mainstreet and Parker Road / Walking Distance to Nearby Retail, Restaurants and Surrounding Small Businesses

PROPERTY DETAILS

AVAILABLE

Remaining Suite Available!
Suite 320: 930 RSF
(See inset floor plan)

MONTHLY RATE

See Inset for Pricing Details

PARKING

Ample Street or Public Parking Available Nearby

FEATURES

Located in the Beautiful Victorian Peaks area of Downtown Parker

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	40,846	\$144,222	\$565,396
5 Mile	139,270	\$147,581	\$625,836
10 Mile	513,091	\$148,378	\$622,791

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 at E. Mainstreet & S. Pine
- Approx. 46,000 VPD at Parker Rd. & E. Mainstreet
- Approx. 51,000 VPD at Parker Rd. & Clubhouse Dr.

TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

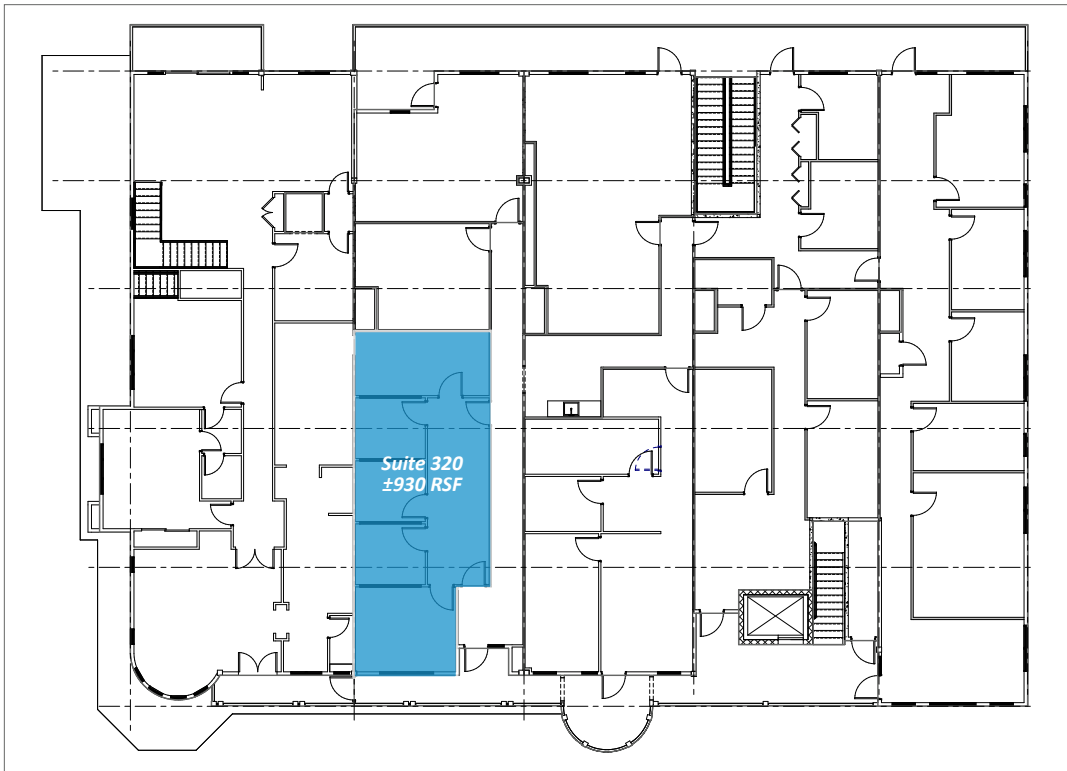
TOMMY DAHER
Associate Broker
tommy@trevey.com
C: 303-916-8231

DAVID MARULLI
Capital Markets
david@trevey.com
C: 720-298-2840

VICTORIAN PEAKS

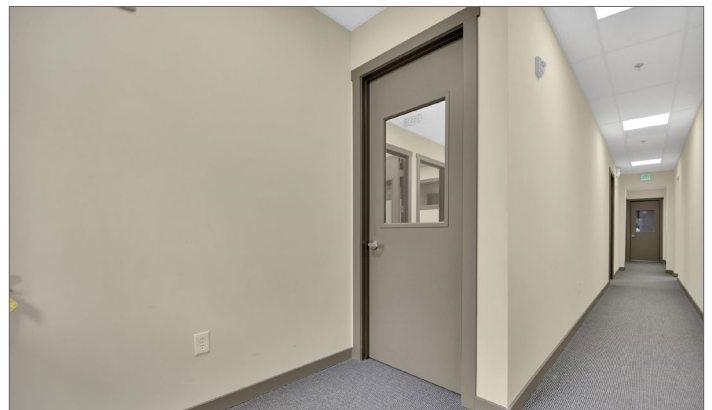
11020 PIKES PEAK DRIVE, PARKER, CO 80138

THIRD FLOOR: AVAILABILITY



SUITE 320: ±930 RSF

- **\$2,015.00 / Month MG**
- Functional third level suite with multiple private offices.





LOCATION DETAIL



TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

TOMMY DAHER
Associate Broker
tommy@trevey.com
C: 303-916-8231

DAVID MARULLI
Capital Markets
david@trevey.com
C: 720-298-2840

[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change.
Please call to confirm current property status and accuracy of information contained herein.