



PROPERTY FEATURES

- Prime Office Space Available Immediately for Lease
- First Floor Suite Featuring an Open Reception Area, Two (2) Private Offices and an In-Suite Restroom
- Ideal for Small Businesses, Startups or Professionals Seeking an Efficient & Affordable Office Environment
- 5 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE	Suite 105: 480 SF
LEASE RATE	\$25.00 / SF FSG
PARKING	3.0 / 1,000
Y.O.C.	1972
BUILDING SIZE	5,172 SF
ZONING	Commercial
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	39,757	\$120,086	\$506,363
5 Mile	158,824	\$145,745	\$633,571
10 Mile	582,893	\$141,532	\$596,861

PARKER MARKET SERVICE AREA

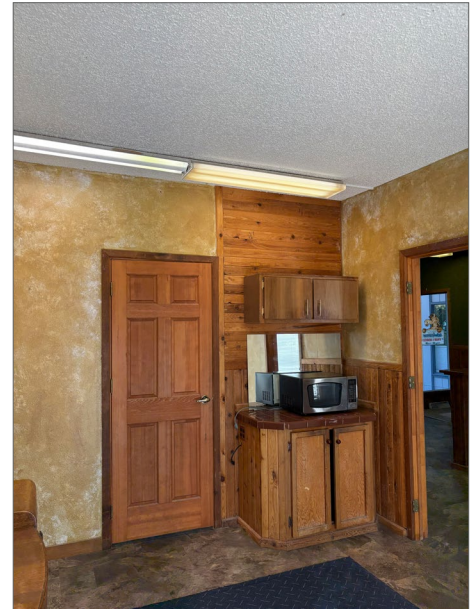
- Parker, CO consists of two zip codes (80134 & 80138) delivering **±107,434 Residents**.
- 80134 is the **2nd Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)

Approx. 48,000 VPD at Parkglenn Way & Parker Rd.
Approx. 60,000 VPD at Parker Rd. & Lincoln Ave.
Approx. 69,000 VPD along Parker Rd.

SUITE PHOTOS



SITE LOCATION



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

TOMMY DAHER
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Please call to confirm current property status and accuracy of information contained herein.