



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.

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.

