

SUBLEASE

18951 E Mainstreet

SUITES 1, 2, AND 3

Parker, CO 80134

PRESENTED BY:

OXANA EREMIANTS

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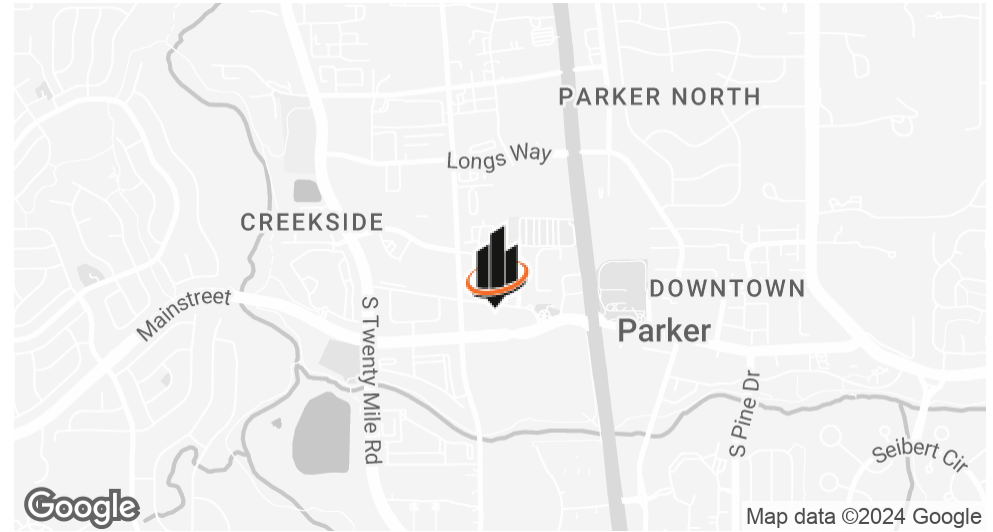
ELIZABETH LEDER

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,800.00 - 1,900.00 per month (Full Service)
AVAILABLE UNITS:	3
AVAILABLE SF:	137 - 171 SF
BUILDING SIZE:	14,770 SF

PROPERTY DESCRIPTION

Discover three plug-and-play executive suites just off S Parker Rd and E Mainstreet, offering vibrant office spaces with state-of-the-art amenities. All utilities, amenities, and parking are included. Flexible sublease terms are available, with options to lease suites individually or as a combined space.

PROPERTY HIGHLIGHTS

- Plug-and-Play executive suites
- Prime location in Parker
- Access to state-of-the-art amenities including 2 conference rooms, training room, media room, children's room, printing room, bathrooms with showers and lockers, modern kitchen and coffee station, and more!
- Flexible terms

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CO-WORKING SPACE



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ADDITIONAL PHOTOS



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LEASE SPACES



SUBLEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	137 - 171 SF	LEASE RATE:	\$1,800.00 - \$1,900.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	157 SF	Full Service	\$1,800 per month	Fully furnished, setup for 2 people.
Suite 2	Available	171 SF	Full Service	\$1,900 per month	Fully furnished, setup for 2-3 people.
Suite 3	Available	137 SF	Full Service	\$1,800 per month	Fully furnished, great visibility, setup for 1 person.

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SUITE 1

LEASING SUMMARY

SIZE:	157 SF
LEASE RATE:	\$1,800 per month
LEASE TYPE:	Full Service
DATE AVAILABLE:	Immediately

SPACE OVERVIEW

This fully furnished executive suite offers a thoughtfully arranged workspace, featuring two L-shaped desks, filing cabinets, two executive chairs, and two additional guest chairs. The layout is designed to provide comfort and functionality, making it an ideal setup for two professionals seeking a productive and collaborative environment.



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SUITE 2

LEASING SUMMARY

SIZE:	171 SF
LEASE RATE:	\$1,900 month
LEASE TYPE:	Full Service
DATE AVAILABLE:	Immediately

SPACE OVERVIEW

This fully furnished executive suite offers a functional and stylish workspace, equipped with two L-shaped desks, a freestanding table, three executive chairs, and filing cabinets for ample storage. The large window wall brings in abundant natural light, complementing the suite's modern and tasteful decor. Designed to accommodate a team of 2-3 people, this setup provides an ideal environment for collaboration and productivity.



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SUITE 3

LEASING SUMMARY

SIZE:	137 SF
LEASE RATE:	\$1,800 month
LEASE TYPE:	Full Service
DATE AVAILABLE:	Immediately



SPACE OVERVIEW

This storefront executive suite is fully furnished and move-in ready, featuring a sleek desk, executive chair, bookcase, and two additional chairs for clients or guests. With excellent natural light and great exposure, this space is perfect for professionals seeking a quiet and private workspace. It's the ideal office solution for one person.



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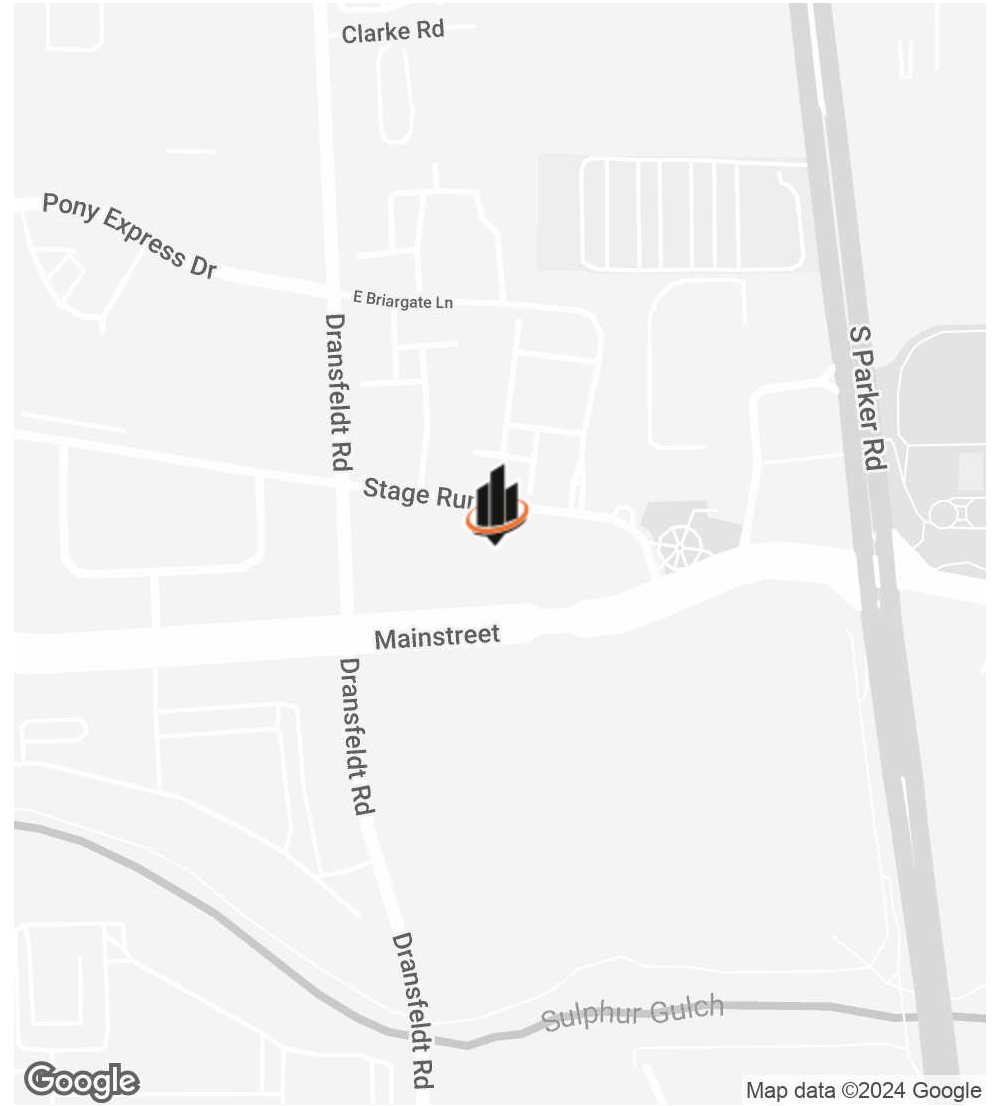
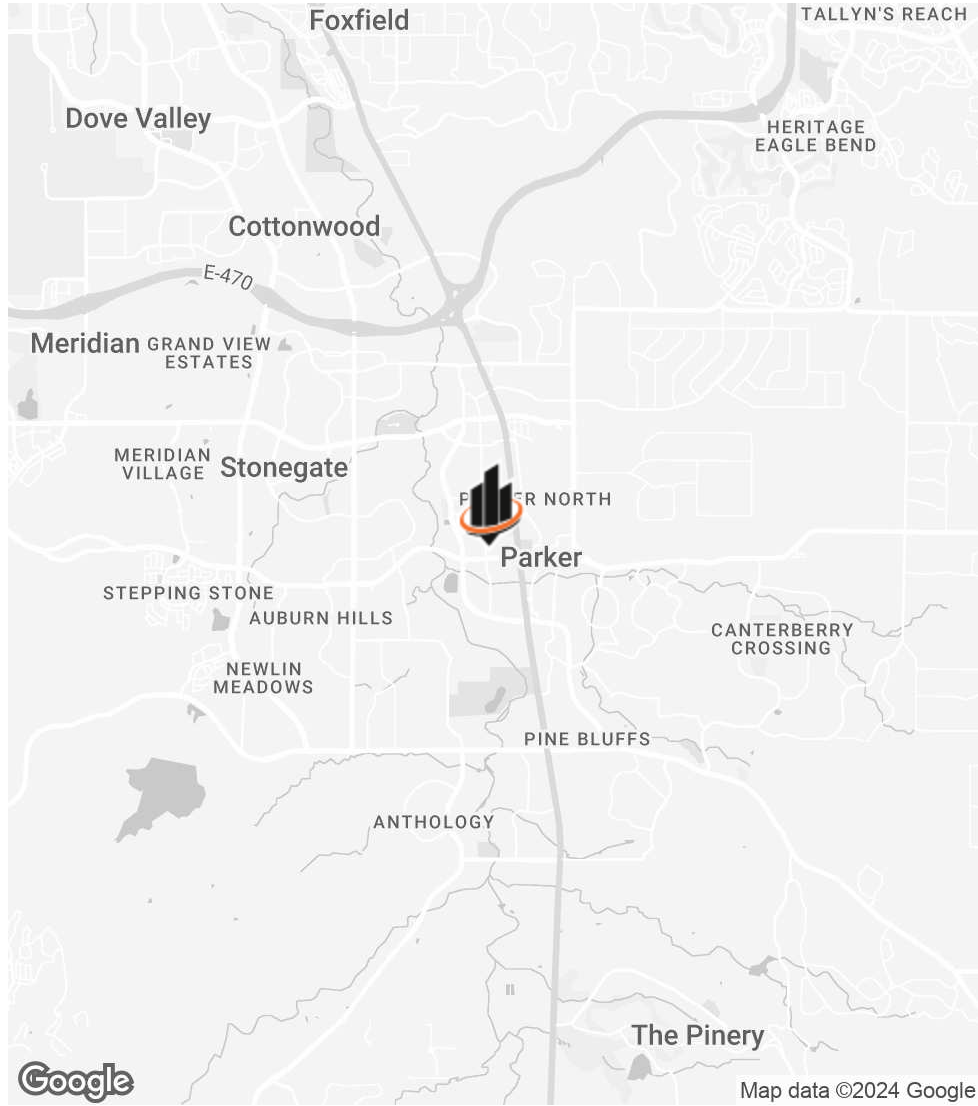
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LOCATION MAP



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RETAILER MAP



Map data ©2024 Google

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DEMOGRAPHICS MAP & REPORT

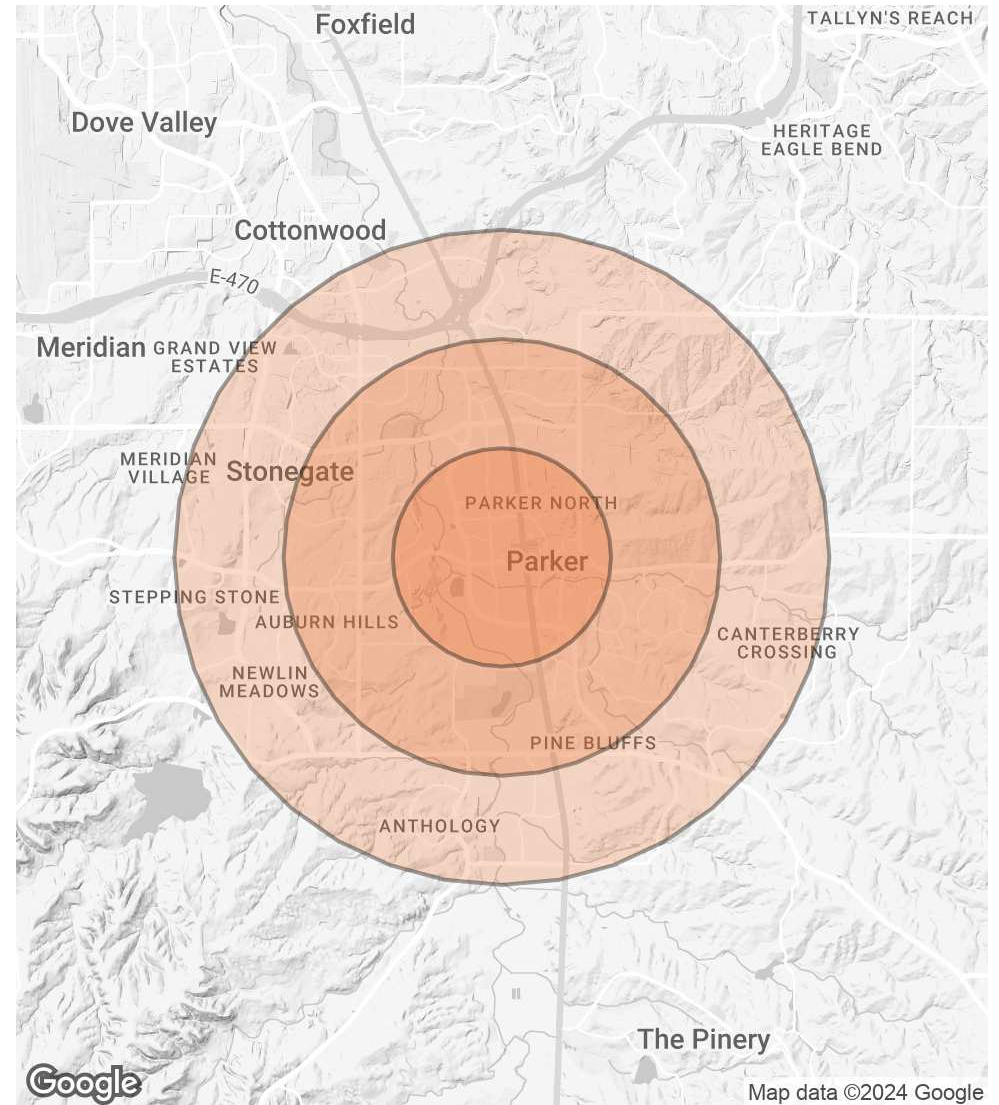
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	10,455	37,097	81,101
AVERAGE AGE	37	37	37
AVERAGE AGE (MALE)	35	36	36
AVERAGE AGE (FEMALE)	39	38	38

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,414	13,183	28,789
# OF PERSONS PER HH	2.4	2.8	2.8
AVERAGE HH INCOME	\$124,548	\$164,071	\$174,153
AVERAGE HOUSE VALUE	\$601,308	\$672,338	\$687,222

Demographics data derived from AlphaMap



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