

MEDICAL OFFICE FOR LEASE
PARKER SQUARE MEDICAL
19700 E. PARKER SQUARE DRIVE, PARKER, CO 80134

TREVEY
COMMERCIAL



PROPERTY FEATURES

- 1,620 SF Professionally Built-out Move-in Ready Dental Office with Existing Dental Infrastructure
- Ideal for a Periodontist Seeking Built-in Referral Opportunities & Immediate Patient Base
- Strong Dental Synergy within Building Featuring:
 - *Pine Grove Family Dental*
 - *Parker Orthodontics*
 - *Dry Creek Oral Surgery*
- Established Dental Hub with Potential for Cross Referrals
- Professional Medical Setting with Efficient Clinical Layout
- High Visibility Location in Parker with Convenient Access & Ample Parking
- Affluent, Growing Trade Area with Strong Demographics

PROPERTY DETAILS

AVAILABLE	±1,620 SF
LEASE RATE	\$24.00 / SF NNN
NNN / CAM RATE	\$10.00 / SF <i>(Estimate)</i>
MONTHLY RATE	\$4,590.00 / Month
PARKING	4.0 / 1,000 SF
ZONING	Commercial
USE	Dental
Y.O.C.	1981
UTILITIES	CORE / Xcel Energy
WATER / SAN	Parker Water & Sanitation District (P.W.S.D.)
CITY / COUNTY	Parker / Douglas

REGIONAL AERIAL



INTERIOR PHOTOS



DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	4,792	\$132,621	\$673,033
5 Mile	13,539	\$141,323	\$683,548
10 Mile	36,833	\$157,067	\$717,768

TRAFFIC COUNTS

Vehicles Per Day (VPD)

Approx. 12,500 VPD on E. Kiowa Ave. & S. Banner St.

Approx. 13,000 VPD on E. Kiowa Ave. & S. Pine St.

Approx. 15,000 VPD along Highway 86 (E. Kiowa Ave.)