

DENTAL / MEDICAL / OFFICE FOR LEASE

MERIDIAN PROFESSIONAL BUILDING

11949 LIONESS WAY, PARKER, CO 80138



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- ±2,980 SF Turn-Key Class A Dental Suite Available for Immediate Lease
- Ideal for General Dentistry or Dental Specialty Practice (**Orthodontics Use Not Permitted**)
- Premier Dental / Medical Office Location Near I-25 & Lincoln Ave. in the Heart of Meridian Business Center
- Join Bloom Orthodontics & Brockman Family Dentistry (**Only Other Two Tenants in Building**)
- Minutes to Sky Ridge Medical Center and AdventHealth Parker
- Strong Visibility, Easy Access, and Ample Parking
- Surrounded by Expanding Residential Neighborhoods Including RidgeGate, Meridian Village & Lone Tree

PROPERTY DETAILS

AVAILABLE	Suite 300: 2,980 SF
LEASE RATE	Contact Broker
CAM	\$19.26 / SF (Estimate)
SPECIAL USE	Medical / Professional Office
Y.O.C.	2020
BUILDING SIZE	8,371 SF on 0.833 AC
PARKING	2.2:1,000
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	32,171	\$137,236	\$749,674
5 Mile	196,021	\$143,894	\$639,592
10 Mile	766,336	\$138,412	\$609,348

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. 31,000 VPD at Lincoln Ave. & Oswego St.
- Approx. 60,000 VPD at Lincoln Ave. & Parker Rd.
- Approx. 110,000 VPD on I-25 at Lincoln Ave.

TREVEY COMMERCIAL

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

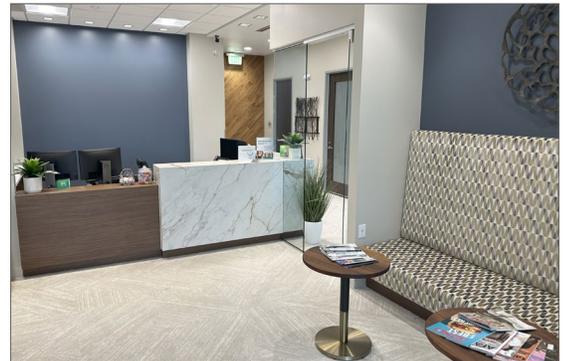
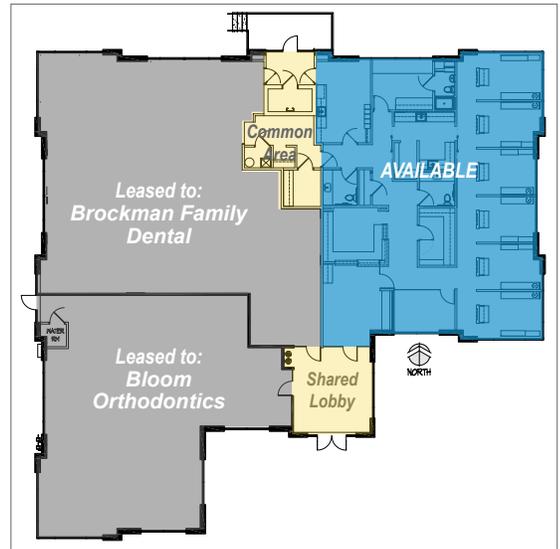
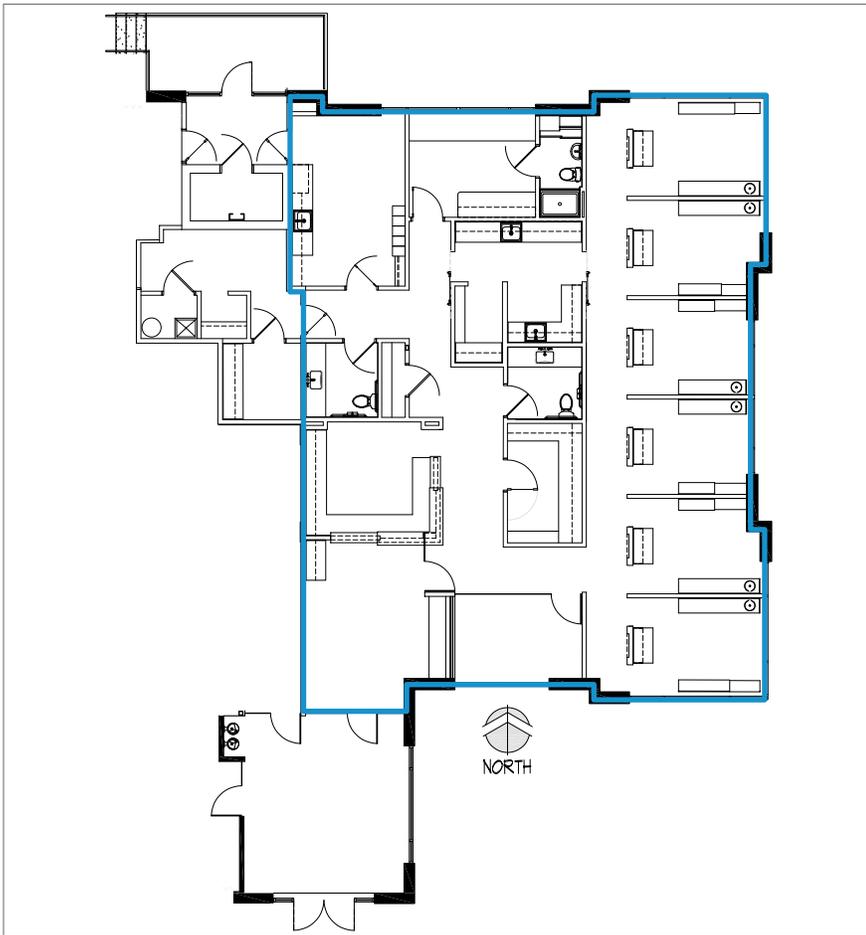
NICK BEACH

V.P. Sales & Leasing
nbeach@trevey.com
C: 719-237-0880

MITCH TREVEY

Managing Director
mitch@trevey.com
C: 303-619-7192

FLOOR PLAN



SITE LOCATION



NICK BEACH
 V.P. Sales & Leasing
 nbeach@trevey.com
 C: 719-237-0880

MITCH TREVEY
 Managing Director
 mitch@trevey.com
 C: 303-619-7192

[CLICK 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.