

PRIME OFFICE FOR LEASE
PARKER CROSSROADS
 10841 S. CROSSROADS DRIVE, PARKER, CO 80134



OFFICE SUITE
 AVAILABLE

PROPERTY FEATURES

- 750 SF Office Suite Available Immediately
- Open Layout / Bullpen Area
- 2-3 Year Minimum Lease Term
- Active Center with Direct Parker Rd. Frontage
- Excellent Access & Visibility at Parker Rd. & Mainstreet
- 7 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

PROPERTY DETAILS

| | |
|---------------|---|
| AVAILABLE | • Suite 201: ±750 SF \$1,500.00 / Month |
| UTILITIES | All Utilities Included |
| ACCESS | 24-hr. Secure Building Access |
| BUILDING SIZE | 52,560 SF |
| PARKING | 7.5:1000 |
| CITY / COUNTY | Parker / Douglas |

DEMOGRAPHICS

| Radius | Population | Income | Home Value |
|---------|------------|-----------|------------|
| 2 Mile | 42,994 | \$141,450 | \$585,949 |
| 5 Mile | 142,733 | \$144,698 | \$623,150 |
| 10 Mile | 533,781 | \$148,132 | \$620,386 |

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

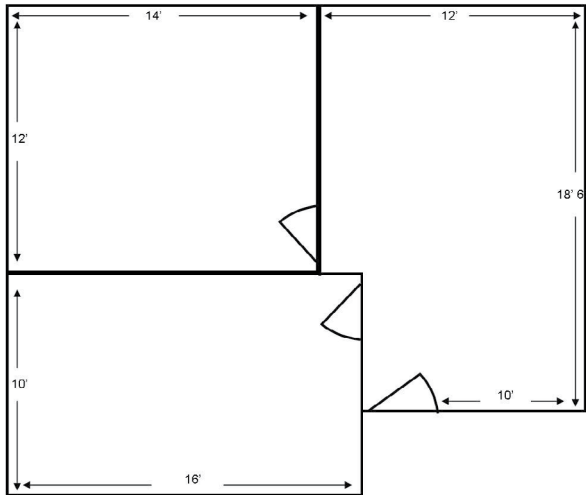
Vehicles Per Day (VPD)

| |
|---|
| Approx. 18,000 VPD at Crossroads Dr. & Mainstreet |
| Approx. 53,000 VPD at Parker Rd. & Mainstreet |
| Approx. 69,000 VPD along Parker Rd. |



FLOOR PLAN

Suite 201: ±750 SF



TREVEY COMMERCIAL
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