

MEDICAL / OFFICE FOR LEASE

PARKER HEALTHCARE CENTER

10371 PARKGLENN WAY, PARKER, CO 80138

TREVEY
COMMERCIAL



PROPERTY FEATURES

- **1,202 SF & 1,781 SF Suites up to 2,983 SF Max Contiguous**
- Beautifully Maintained Medical / Office Building
- Attractive Lobby with New Digital Tenant Directory
- Excellent Visibility with Monument Signage on Parker Road
- Within Minutes of Downtown Parker RTD Park-n-Ride
- Medical Tenants Only / 24-hour Secure Access
- Stunning Western Views of the Rocky Mountains
- 1.5 Miles from Parker Adventist Hospital

PROPERTY DETAILS

AVAILABLE

- **Suite 270:** 1,202 SF
\$3,931.54 / Month
- **Suite 280:** 1,781 SF
\$5,825.35 / Month

LEASE RATE

\$23.50 / SF NNN (Base Rent)

NNN / CAM RATE

\$15.75 / SF (Estimate)

PARKING

4.5:1000

CITY / COUNTY

Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
1 Mile	6,794	\$109,035	\$510,779
3 Mile	82,590	\$152,509	\$703,339
10 Mile	546,836	\$158,049	\$716,028

PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering **±111,000 Residents**.
- 80134 is the **1st Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)

- Approx. 20,000 VPD at Baldwin Gulch & N. Pine
- Approx. 47,000 VPD at Parker Rd. & Parkglenn Way
- Approx. 50,000 VPD at Parker Rd. & Plaza Dr.

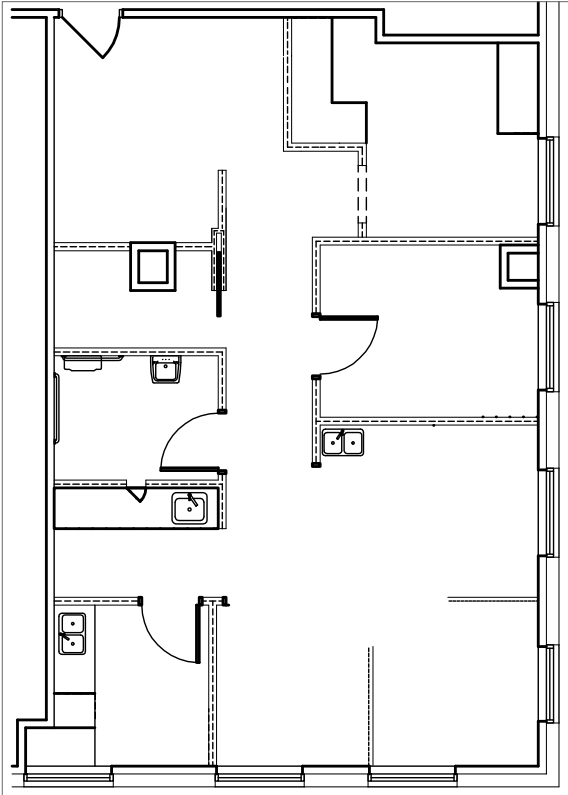
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AVAILABLE SUITES

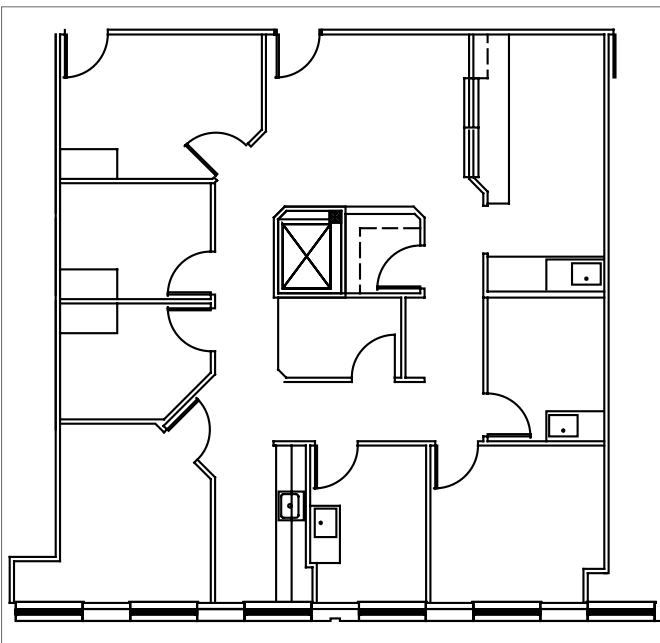
SUITE 270: ±1,202 SF

Former medical office. Available immediately. Corner suite. Can combine with adjacent suite.

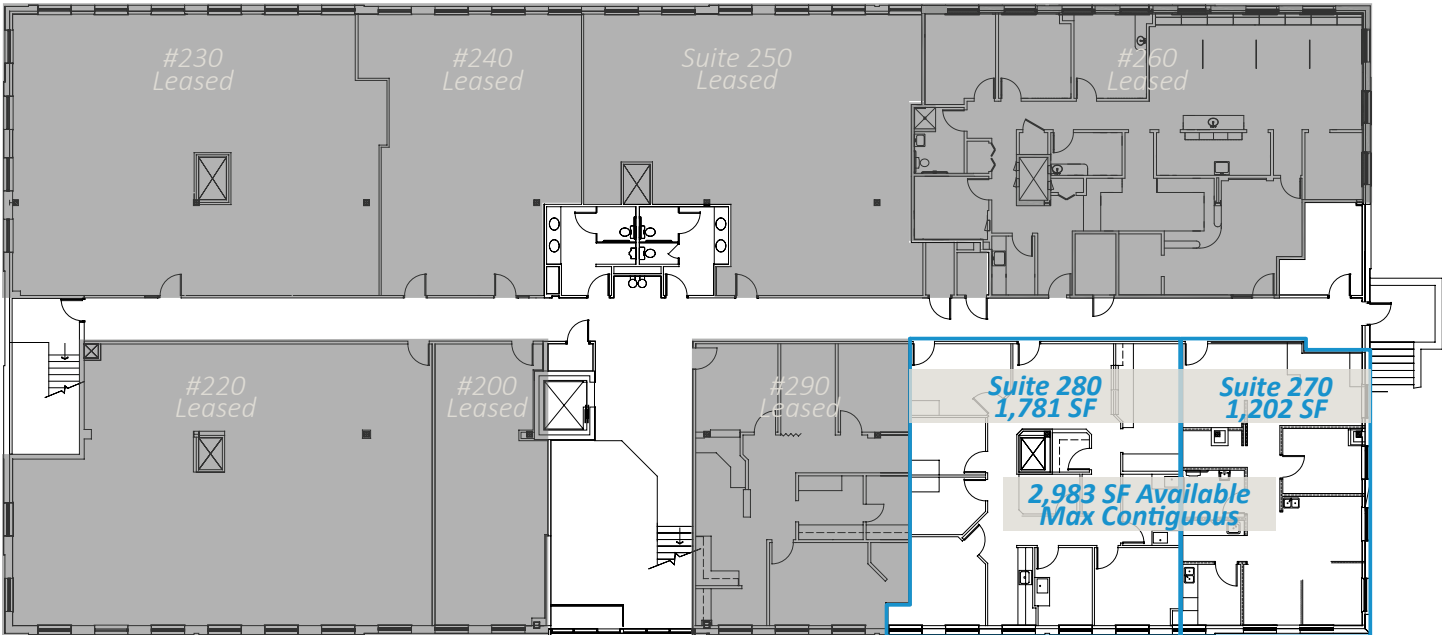


SUITE 280: ±1,781 SF

Former medical office. Available immediately. New paint throughout. Can combine with adjacent suite.



SECOND FLOOR PLAN



EXTERIOR VISIBILITY



LOCATION DETAIL



REGIONAL RESIDENTIAL AERIAL

