

10463

PARK MEADOWS

LONE TREE · CO

CLASS A OWNER-USER
OFFICE CONDO FOR SALE

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navpoint

PROPERTY OVERVIEW

ADDRESS

10463 Park Meadows Drive, Suite 208
Lone Tree, CO 80124

CONDOMINIUM SIZE

Suite 208 – 1,722 SF

PARCEL ACCOUNT

208 – R0475434

YEAR BUILT

2007

PRICE:

\$795,000

HIGHLIGHTS:

Beautiful Western facing view

Open concept with modern finishes

Move-in Ready

Common Area Renovations completed 2026



PROPERTY PHOTOS

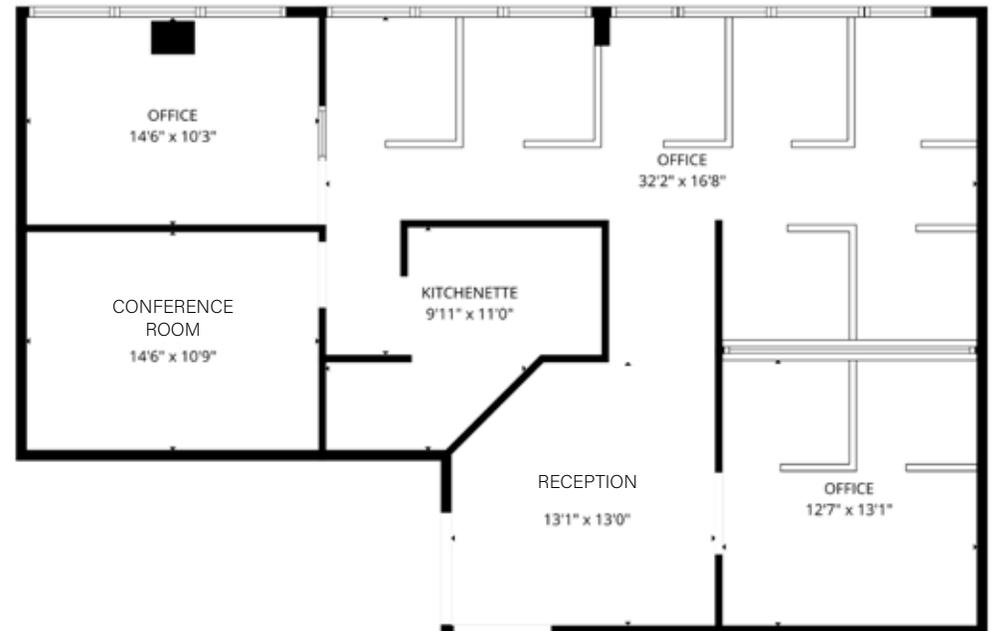


PROPERTY FLOORPLAN



SPACE NOTES

- 9 HIGH-END, GLASS CUBICLES
- 1 CONFERENCE ROOM
- 1 LARGE EXECUTIVE OFFICE
- WEST-FACING MOUNTAIN VIEWS



PROPERTY AERIAL

5 MIN

PARK MEADOWS
COLORADO'S ONLY RETAIL RESORT

COLORADO
SPRINGS
50 MIN



HCA
HealthONE

33 MIN
DENVER



81,000 +/-
VEHICLES
PER DAY



AMLI
RIDGEGATE

SITE

LOCKHEED MARTIN



9,500 +/-
VEHICLES
PER DAY

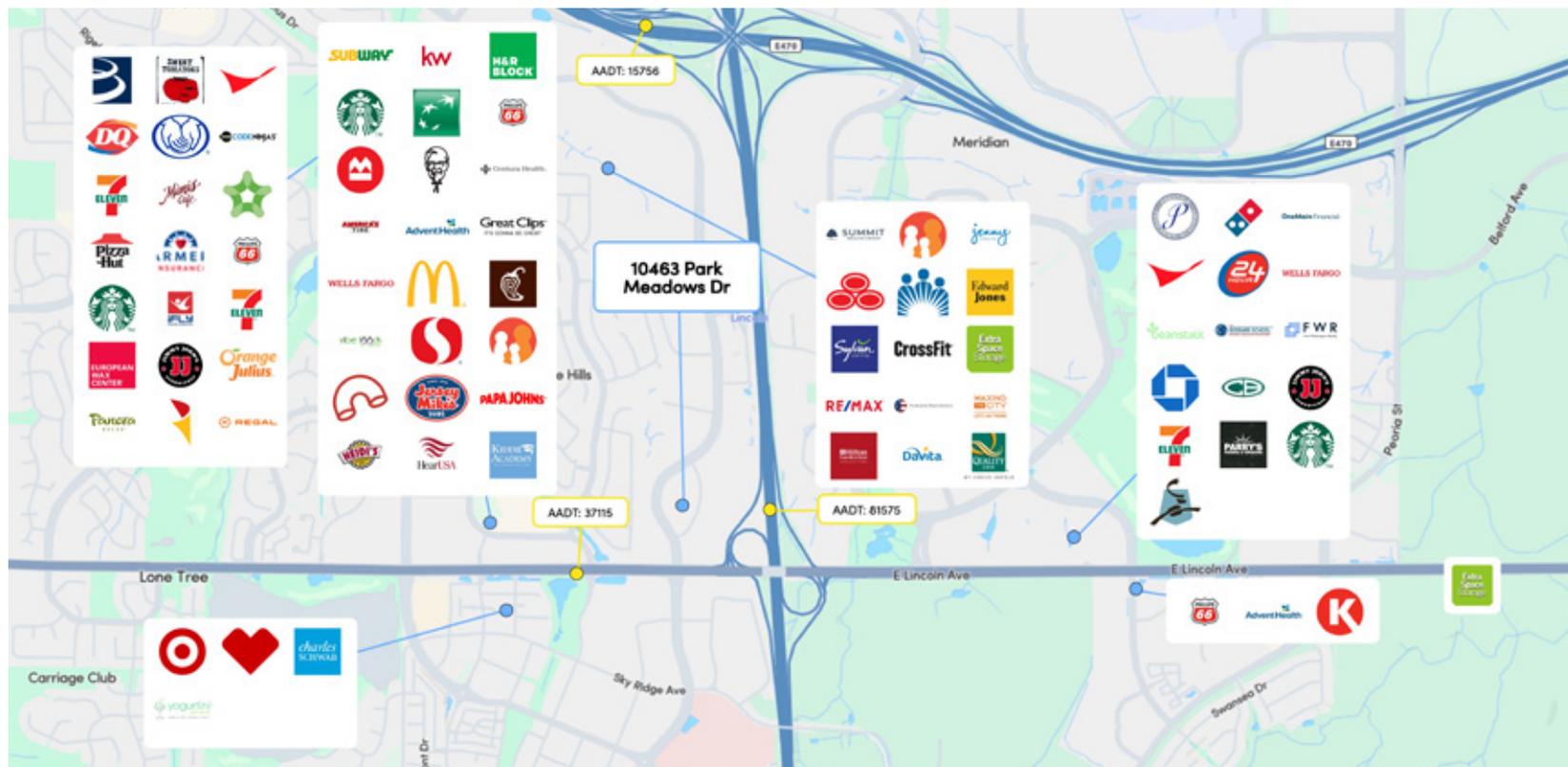


ASPECT

NEARBY RETAIL AND DEMOGRAPHICS

Demographic & Consumer Spend Overview

	Current Year	2030 Forecast	Current Year	2030 Forecast	Current Year	2030 Forecast	^
Total Population	11,400	12,472 (+9.4%)	60,109	63,912 (+6.3%)	202,125	212,351 (+5.1%)	
Workday Population	7,286	--	62,342	--	180,463	--	
Total Households	5,367	5,874 (+9.4%)	24,615	26,209 (+6.5%)	76,423	80,474 (+5.3%)	
Avg. Household Income	\$167.9k	\$177.8k (+5.9%)	\$176.7k	\$188.6k (+6.7%)	\$187.4k	\$200.9k (+7.2%)	
Total Consumer Spend	\$304.5m	\$335.3m (+10.1%)	\$1.9b	\$2.1b (+9.7%)	\$6.3b	\$7b (+10.6%)	



MARKET OVERVIEW

Denver

The Denver-Aurora-Lakewood metro is at the center of Colorado's Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 742,800 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to attract most future development, as land in these areas is relatively flat and affordable. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City."

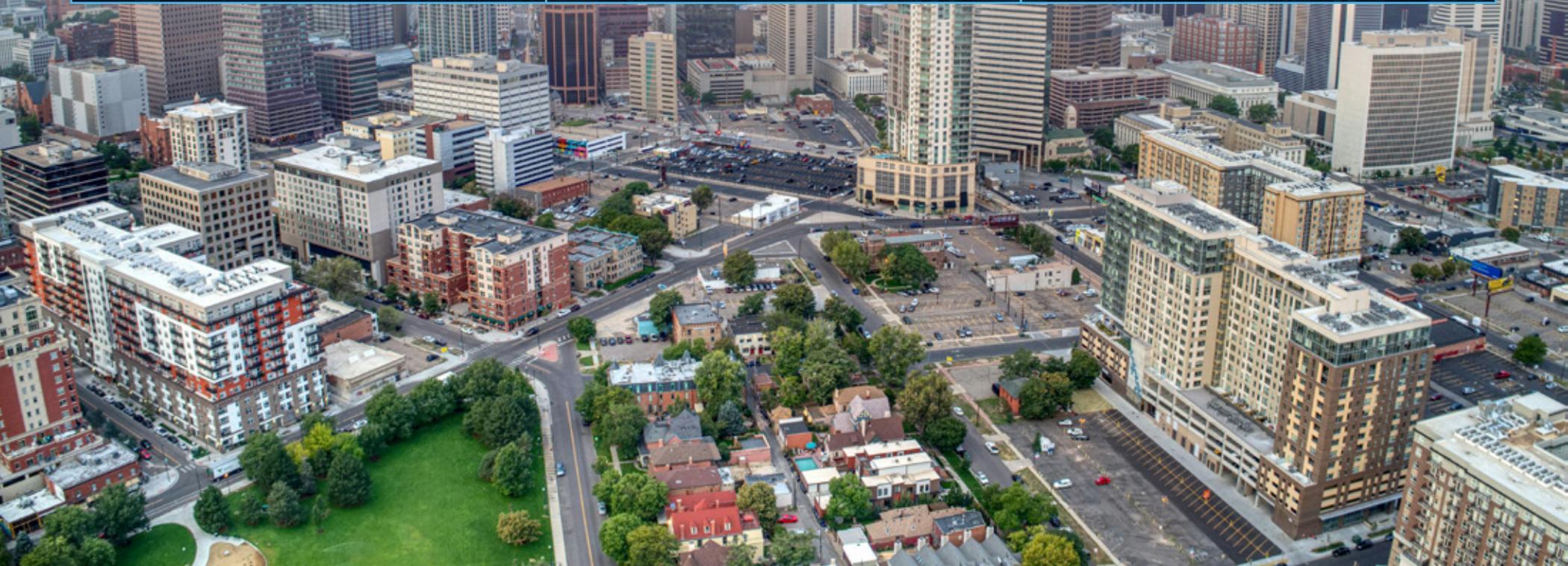
MAJOR
TRANSPORTATION
CENTER



EMPHASIS ON
SKILLED JOBS



THRIVING
ALTERNATIVE
ENERGY SECTOR



MARKET OVERVIEW

METROPLEX GROWTH - **ECONOMY**

Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications. Denver's economy is expanding, with the annual change in gross metropolitan product expected to exceed 2 percent this year. Many of the largest firms are in population-serving businesses, such as retail and health care, and their expansions will track population and income growth. Denver is home to 10 Fortune 500 companies, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



5%
MANUFACTURING



19%
PROFESSIONAL AND
BUSINESS SERVICES



13%
GOVERNMENT



10%
LEISURE & HOSPITALITY



8%
FINANCIAL ACTIVITIES



18%
TRADE, TRANSPORTATION,
& UTILITIES



7%
CONSTRUCTION



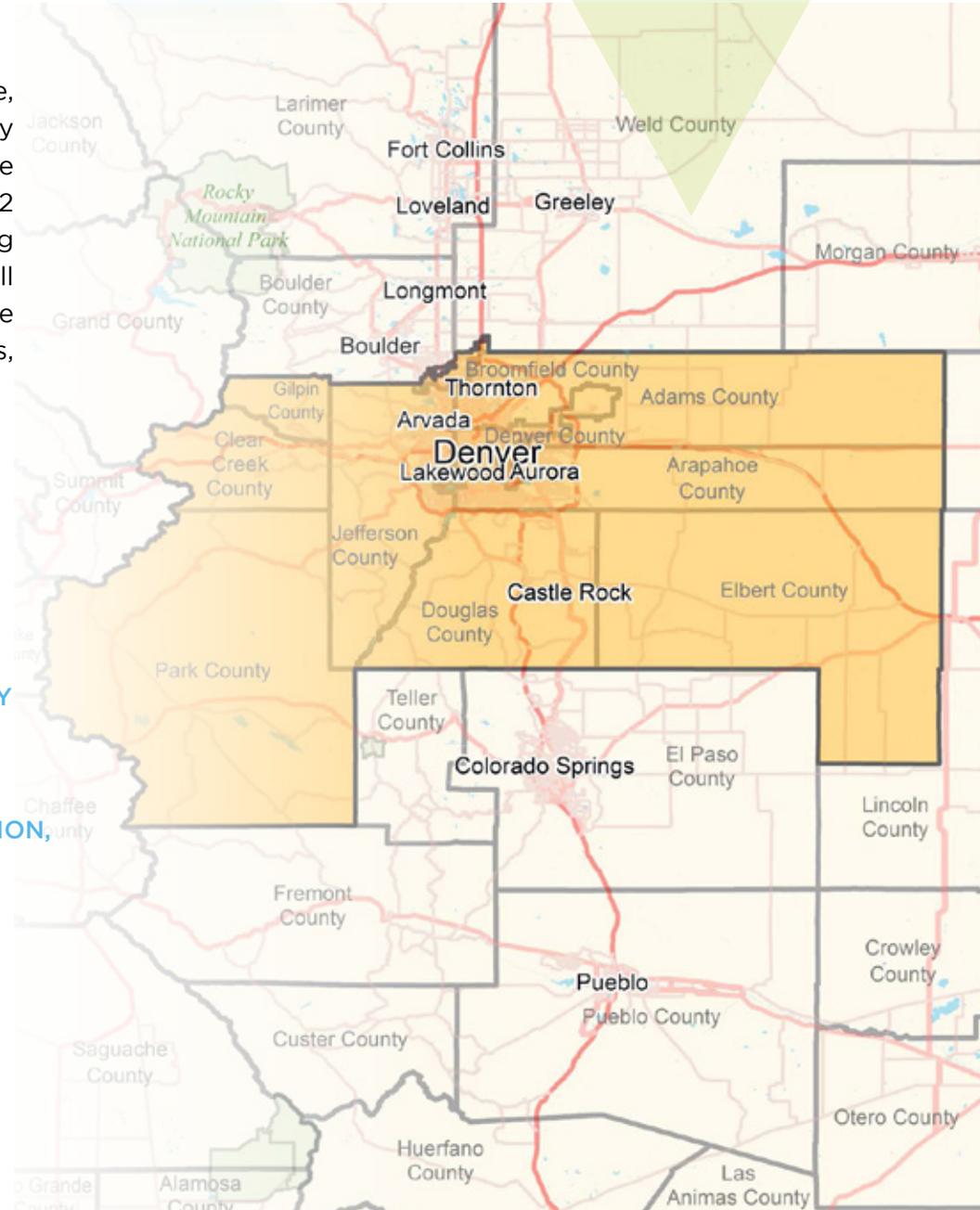
12%
EDUCATION &
HEALTH SERVICES



3%
INFORMATION



4%
OTHER SERVICES



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