

For Lease | Parker Square Professional

19641 E Parker Square Dr | Parker, CO



MOVE IN READY SUITES



PRELEASING OR BTS OPPORTUNITY



AVAILABLE

Suite H - 1,055 SF

Suite J - 1,259 SF

LEASE RATE

\$20.00/SF NNN

NNN

\$10.00/SF (INCLUDES UTILITIES)

PHASE II BUILDING SIZE

5,000 SF & 10,088 SF

PARKING

5.4 Per 1,000 SF

ABOUT THE PROPERTY

- Join Parker Square Professional – a premier medical/professional office building with newly renovated common areas.
- Phase II - Future medical office building available
- Rare small square footage suites available.
- Amenity Rich Environment! Just minutes away from historic downtown Parker, and walking distance (.2 miles) to Parker Pavillions and Flat Acres Mall, as well as Pinehill Retail Center (.1 miles).

TRAFFIC COUNTS

S Parker Rd

55,570 VPD

Hilltop Rd

16,950 VPD

Year: 2024 | Source: Esri

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|----------|----------|-----------|
| Population | 18,491 | 148,313 | 362,711 |
| Daytime Population | 18,066 | 131,365 | 352,115 |
| Avg. Household Income | \$98,038 | \$95,541 | \$105,545 |
| Estimated Households | 8,119 | 57,894 | 151,067 |

Year: 2024 | Source: Esri

CONTACT

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Availability

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PHASE I TENANTS

Parker Square Family Practice

American Family Insurance

Aspen Creek Family Medicine

Ahoudek Counseling

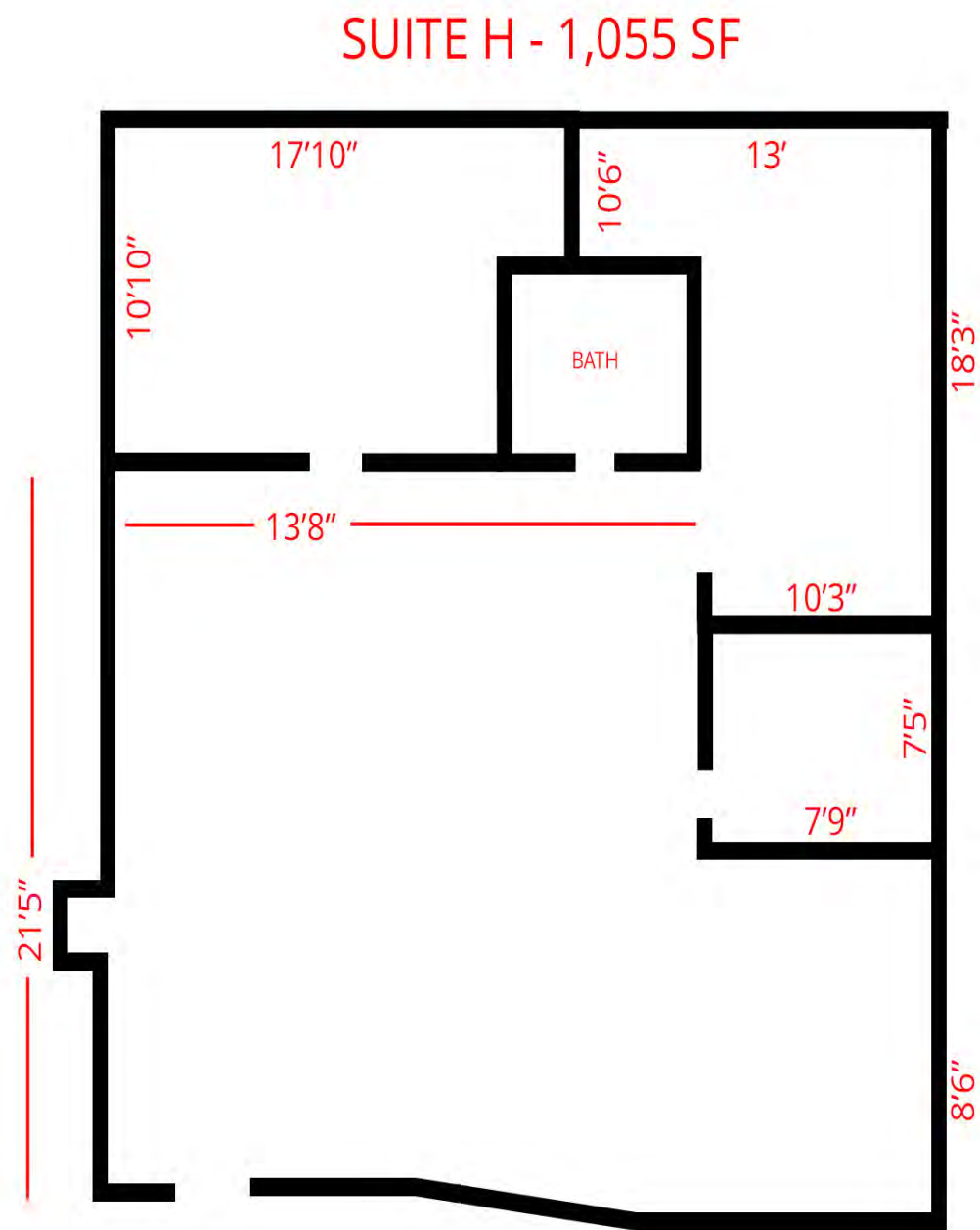
AVAILABLE - Suite H - 1,055 SF

Edward Jones

AVAILABLE - Suite J - 1,259 SF

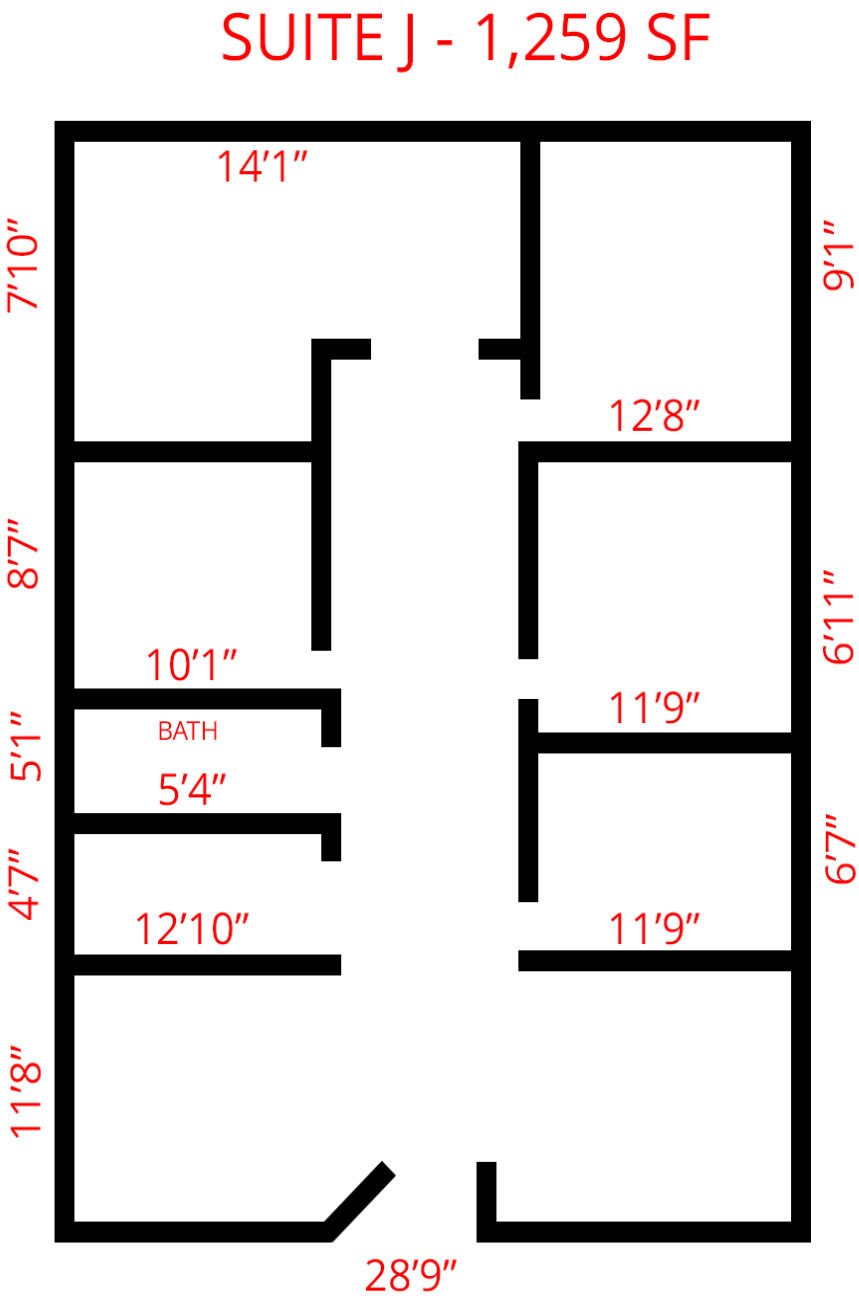
PHASE II

AVAILABLE - 5,000 - 10,088 SF



*Drawing Not to Scale





*Drawing Not to Scale



PHASE II CONCEPTUAL RENDERINGS



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

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DEMOGRAPHIC HIGHLIGHTS

1 MILE

| | | | |
|------------|--------------------------|--------------------------|------------------|
| 11,122 | 12,789 | \$138,160 | 4,492 |
| Population | Total Daytime Population | Average Household Income | Total Households |

3 MILES

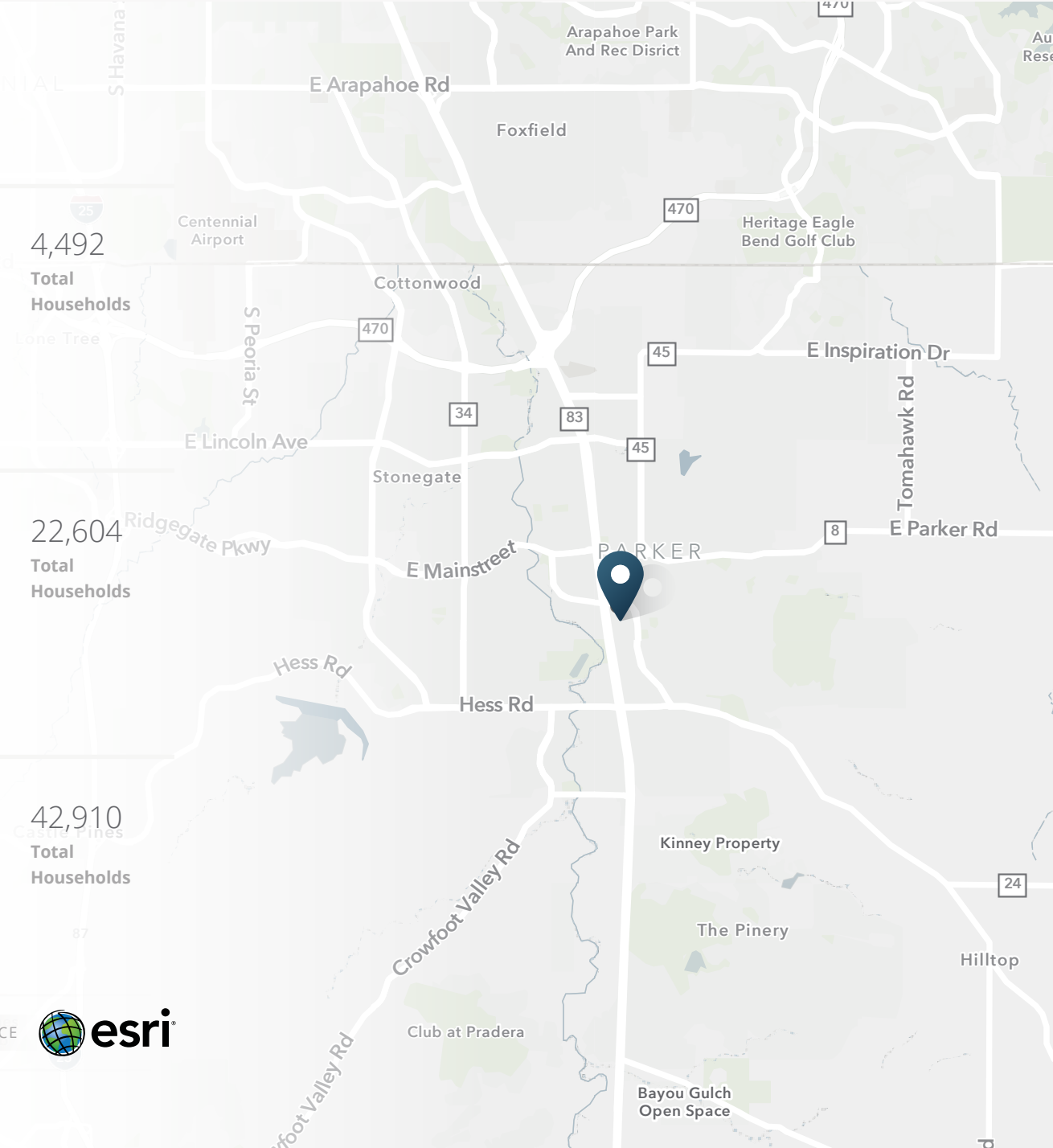
| | | | |
|------------|--------------------------|--------------------------|------------------|
| 64,585 | 55,706 | \$164,415 | 22,604 |
| Population | Total Daytime Population | Average Household Income | Total Households |

5 MILES

| | | | |
|------------|--------------------------|--------------------------|------------------|
| 118,827 | 93,097 | \$164,712 | 42,910 |
| Population | Total Daytime Population | Average Household Income | Total Households |

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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