

PRIME OFFICE FOR LEASE
TWENTY MILE MERCANTILE
18551 E. MAINSTREET, PARKER, CO 80134

TREVEY
COMMERCIAL

AVAILABLE
6,163 SF



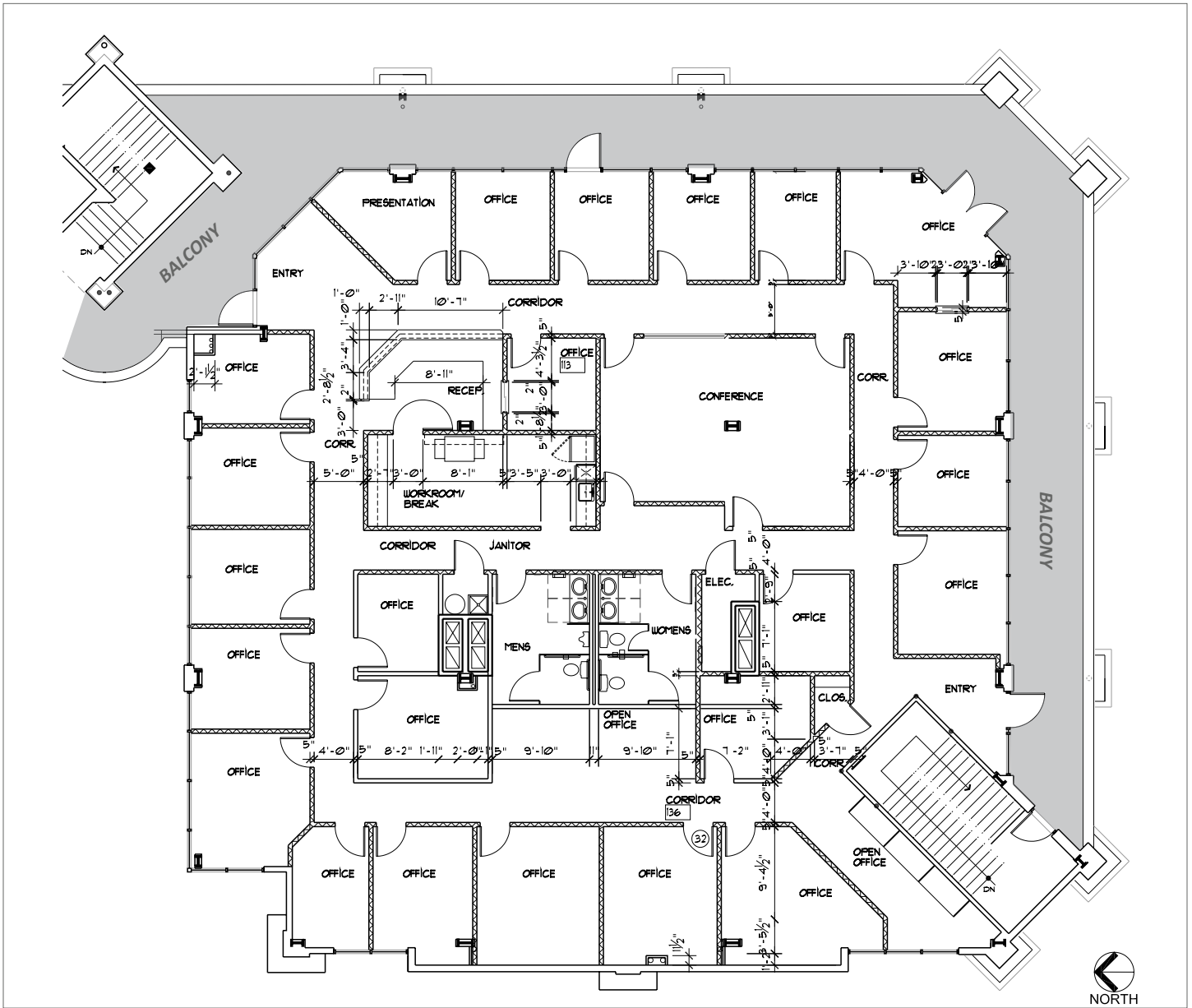
PROPERTY FEATURES

- **Largest Available Office Space in Parker**
- Ideal for Law Firm, Corporate Headquarters, Counseling and Other Professional Office Users
- Full 2nd Floor Suite with Elevator Access, Expansive Balcony and Private Rear Entrance
- 19 Private Window Offices with Great Natural Light and Expansive Mountain Views
- 3 Internal Offices, Open Work Areas and File Storage Room
- Beautiful Reception Area with Updated Finishes
- Dedicated In-Suite Men's and Women's Restrooms with Multiple Stalls and Wash Basins
- Includes Spacious Conference Room, Kitchen / Breakroom and Janitor's Closet
- Prime Location on Mainstreet Adjacent to New West End on Mainstreet Project
- Minutes from Downtown Parker with Easy Access to E-470 and Parker Road

PROPERTY DETAILS

AVAILABLE	Unit 207: ±6,163 SF (not divisible)
LEASE RATE	\$15.00 / SF NNN (Base Rent)
NNN / CAM RATE	\$11.00 / SF (Estimated)
MONTHLY RENT	\$13,353.17
PARKING	Common Area / Shared
BUILDING SIZE	24,972 SF
Y.O.C.	2005
CITY / COUNTY	Parker / Douglas

FLOOR PLAN



TENANT LIST:

- Back to Wellness
- Core Power Yoga
- Elements Massage
- Front Range Smiles
- Tip-to-Toe Nails
- Vesper Salon Studios

AVAILABLE

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www.trevey.com
303-841-1400

HEATH HONBARRIER
V.P. Sales & Leasing
heath@trevey.com
C: 720-252-0144

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

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