



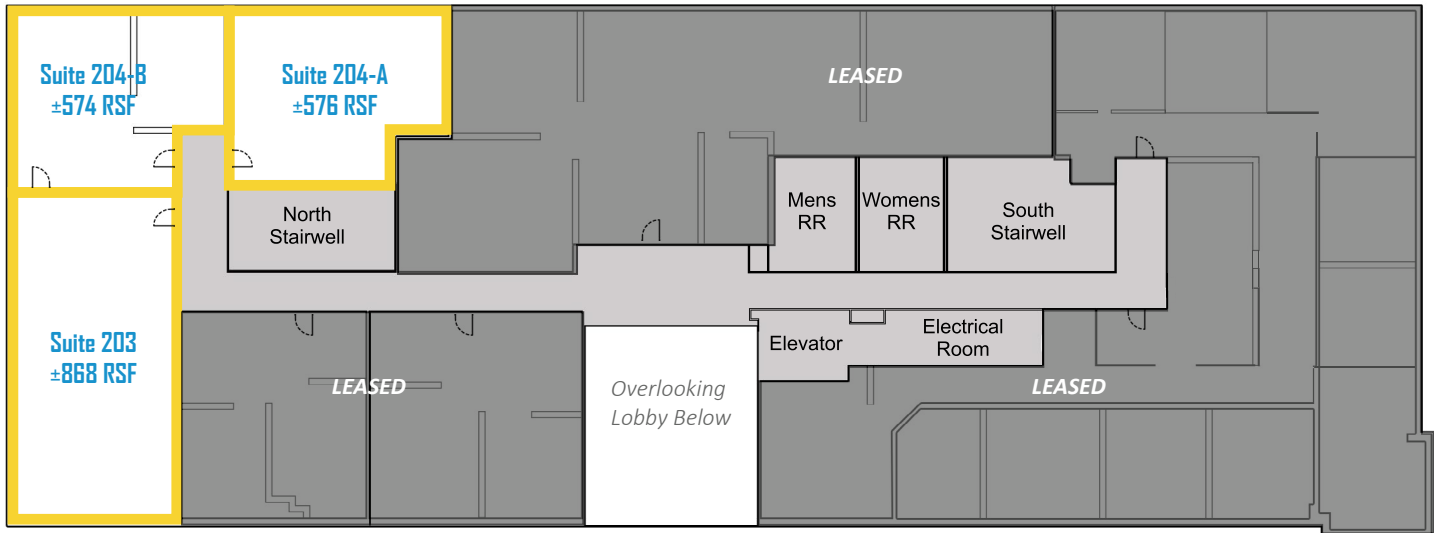
PROPERTY FEATURES

- 574 RSF, 576 RSF & 868 RSF Office Units Available 5/1/2026
- Up to 2,018 RSF Total with 1,442 RSF Contiguous
- Excellent Second Floor Corner Location
- Minimum Lease Term of 3 to 5 Years
- Strong Tenant Mix with Local Property Management
- Professional, Quiet Office Building Totaling 18,019 SF
- 1/2 Block Off of Parker Road on the West Side
- Adjacent to King Soopers Center, Bank of America, Carl's Jr., Murphy USA and Many More
- 7 Minutes to E-470, 15 Minutes to I-25, 20 Minutes to Castle Rock, 25 Minutes to both Downtown Denver & D.I.A.

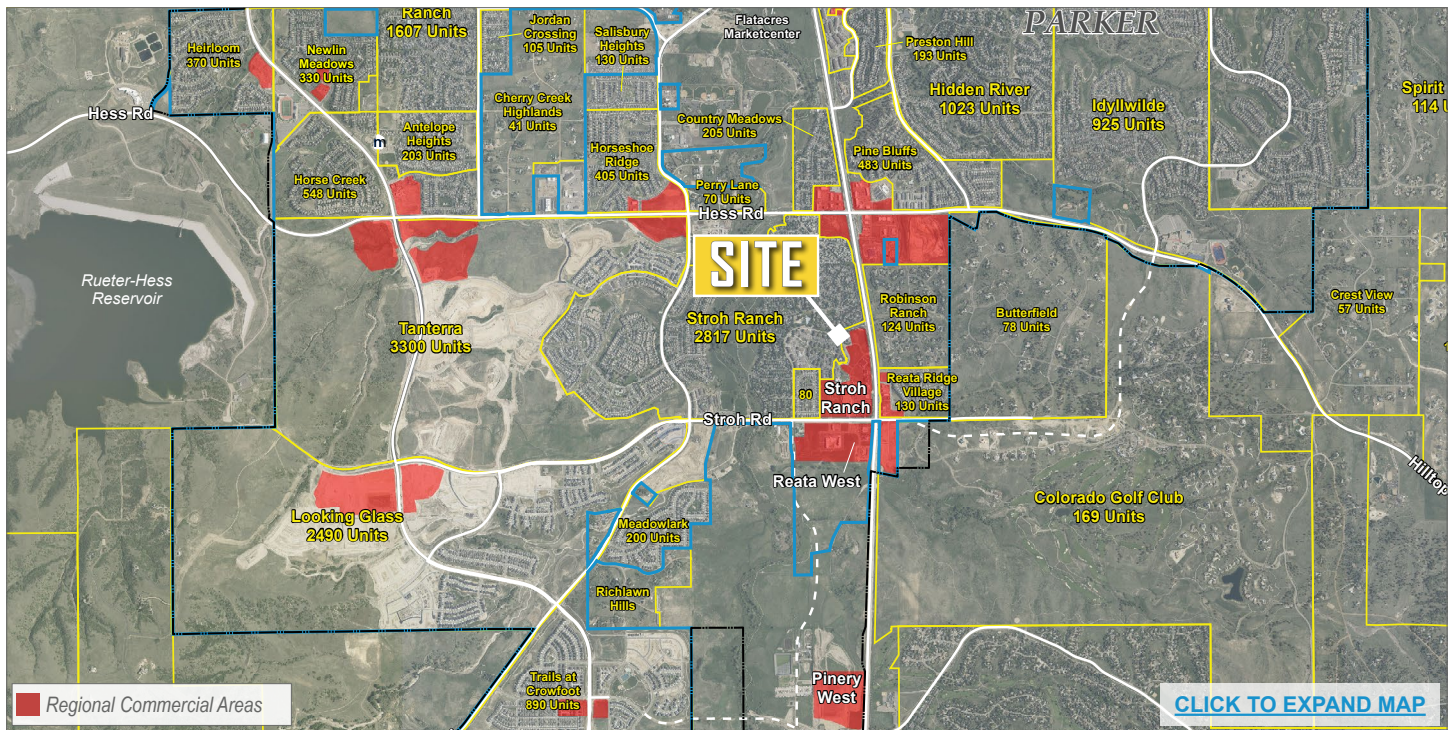
PROPERTY DETAILS

AVAILABLE	Suite 203: ±868 SF Suite 204-B: ±574 SF Suite 204-A: ±576 SF
LEASE RATE	\$28.00 / SF MG
LEASE TYPE	Modified Gross
MONTHLY RENT	Suite 203: \$2,025.33 / Mo. Suite 204-B: \$1,339.33 / Mo. Suite 204-A: \$1,344.00 / Mo.
PARKING	3: 1,000
UTILITIES	Included
CITY / COUNTY	Parker / Douglas

SECOND LEVEL FLOOR PLAN



REGIONAL RESIDENTIAL AERIAL



DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	23,207	\$156,062	\$615,374
5 Mile	118,046	\$158,284	\$649,700
10 Mile	443,029	\$153,651	\$646,124

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. 10,000 VPD at Stroh Rd. & Parker Rd.
- Approx. 41,000 VPD at Parker Rd. & J. Morgan Blvd.
- Approx. 65,000 VPD along E-470 at Parker Rd.