



3,352 - 6,705 SF Office Condos for Lease

10459 Park Meadows Drive | Lone Tree, CO 80124

Property Overview:

Available Space:	3,352 - 6,705 SF
Suite 100:	3,352 SF
Suite 101:	3,353 SF
Year Built:	2007
Parking:	4.6/1,000 SF
Lease Rate:	\$24.00/SF NNN
NNN Rate:	Approx. \$9.36/SF (2019)

- Perfect for a boutique shared workspace concept's Lone Tree satellite office
- Potential co-working space with common conference room, mail box, secured private offices and collaborative work space
- Ultimate visibility from Lincoln Avenue on Park Meadows Drive
- Direct access to the Lone Tree Entertainment District and Park Meadows Mall
- Immediate access to all parts of Denver's south neighborhoods via Lincoln Avenue, Yosemite Street, Quebec Street, I-25 and the C-470/E-470 beltway

Contact



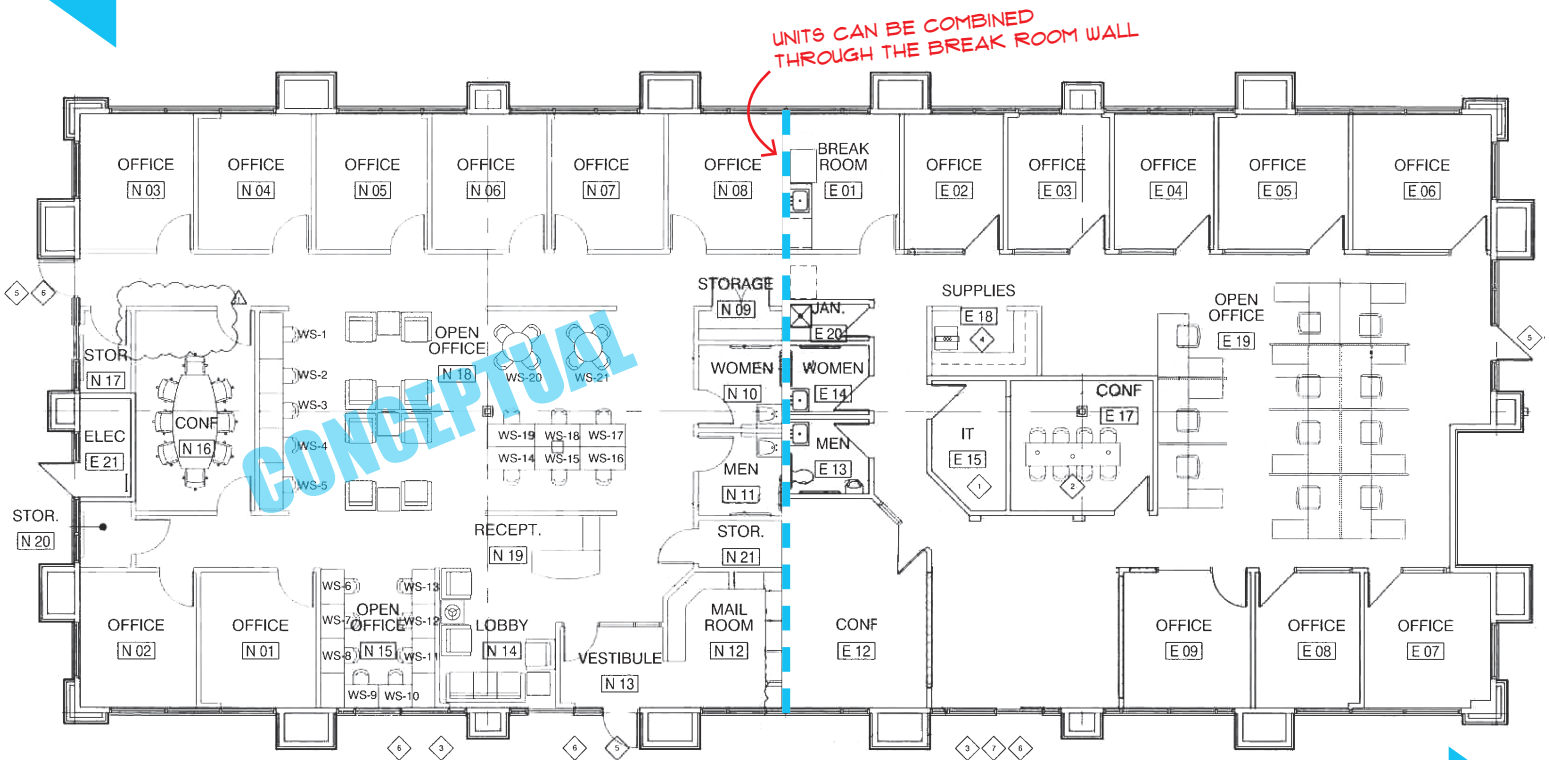
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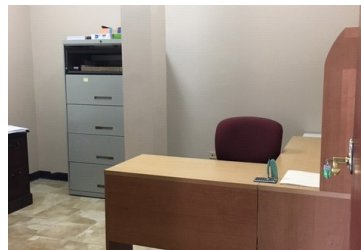
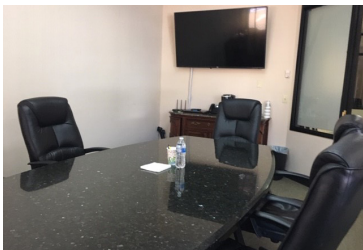
Suite 100:

- Approximately 3,352 SF
- Warm shell
- Two bathrooms
- Capability for built-in mail boxes
- Can be connected through the Break Room wall of Suite 101 for one contiguous unit for a total of 6,705 SF



Suite 101:

- Approximately 3,353 SF
- Fully built-out office space
- Reception area
- Waiting area
- Eight offices on the window
- One conference room
- Eight cubicles
- Break room
- Copy room
- IT closet
- Two bathrooms
- Furniture negotiable



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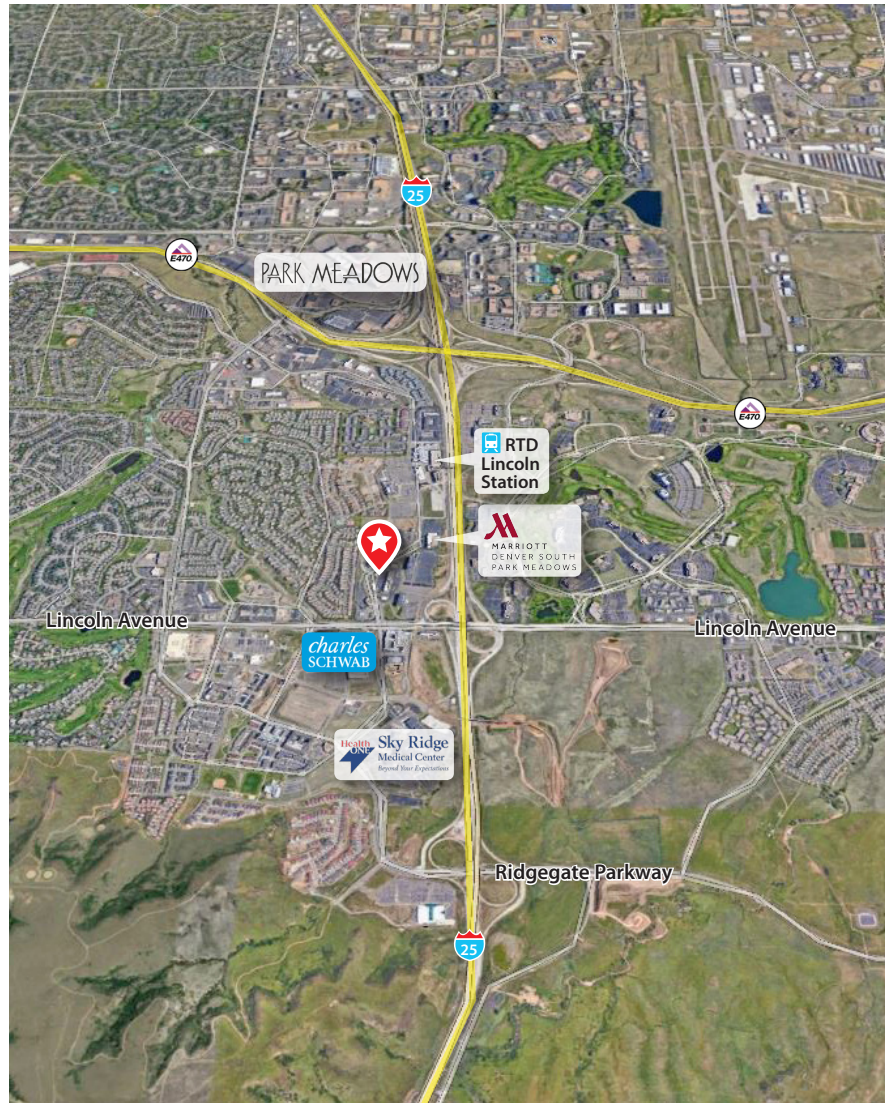


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- Located at the northwest corner of I-25 and Lincoln Avenue in the Park Ridge Corporate Center along Park Meadows Drive in Lone Tree
- Easy access from E-470 and I-25
- Across from the Charles Schwab Campus
- Walking distance to the Lincoln light rail station and Marriott Hotel
- Close proximity to Sky Ridge Medical Center
- Immediately south of the Denver South Marriott Hotel, the only convention center hotel in Douglas County
- Immediately north of the Sky Ridge Medical Center and the master-planned Ridge Gate community
- Close proximity to the new 215,000 SF Super Target at the southeast corner of Lincoln Avenue and Yosemite Street



Demographics

Population	1 mile	3 miles	5 miles
2024 Projection	9,696	65,956	220,279
2019 Estimate	8,791	59,936	203,702
Growth 2019-2024	10.29%	10.04%	8.14%
Median Age	36.30	37.50	37.70
Households	1 mile	3 miles	5 miles
2024 Projection	4,086	27,292	83,647
2019 Estimate	3,711	24,741	77,324
Household Income	1 mile	3 miles	5 miles
2019 Average	\$140,070	\$134,855	\$132,649
2019 Median	\$105,217	\$105,974	\$106,394

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