

# DENTAL/MEDICAL OFFICE SPACE FOR LEASE PARKER HEALTHCARE CENTER



10371 PARKGLENN WAY, PARKER, COLORADO 80138

**FOR LEASE**  
**1,202 & 1,781 SF**  
**\$23.50 / SF**  
**Parker, Colorado**

## BUILDING INFORMATION

- Available Space: 1,202 & 1,781 SF
- Lease Rate: \$23.50 / SF NNN
- NNN / CAM: \$14.50
- Y.O.C: 1999
- Parking: 4.5 / 1000
- City / County: Parker / Douglas

### NICK NICKERSON

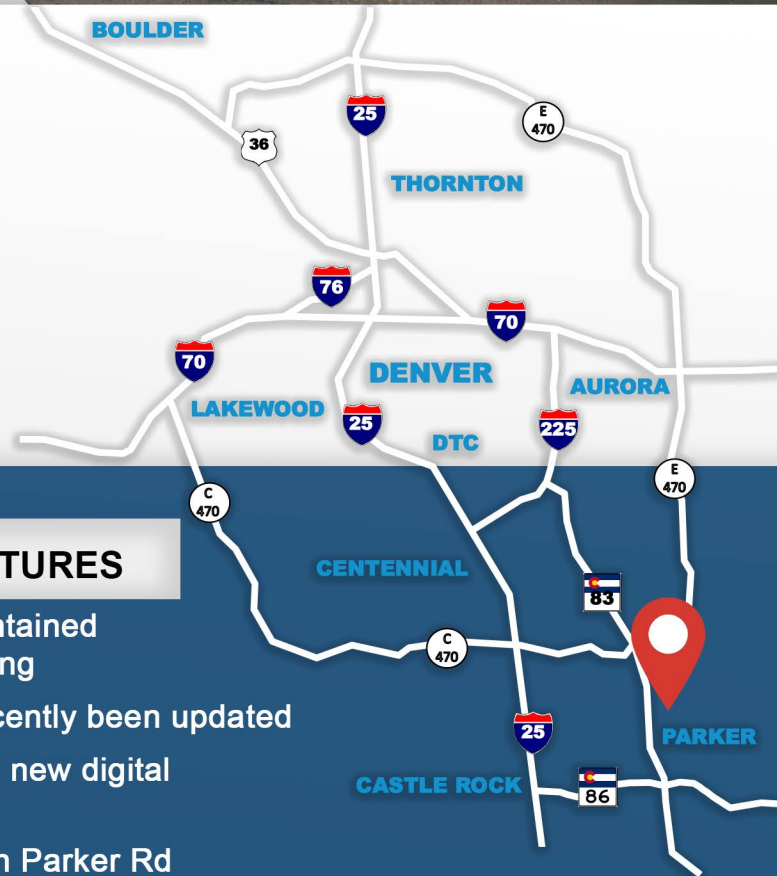
303-968-6183  
nick@trevey.com

### MITCH TREVEY

303-619-7192  
mitch@trevey.com

## PROPERTY FEATURES

- Beautifully well maintained Medical Office building
- Both suites have recently been updated
- Attractive lobby with new digital tenant directory
- Excellent visibility on Parker Rd
- Medical tenants only / 24-hour secure access
- 1.5 miles from Parker Adventist Hospital



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## DEMOGRAPHICS

2020  
POPULATION

1 MILE - 5,366  
3 MILES - 67,704  
5 MILES - 123,498

2025  
POPULATION

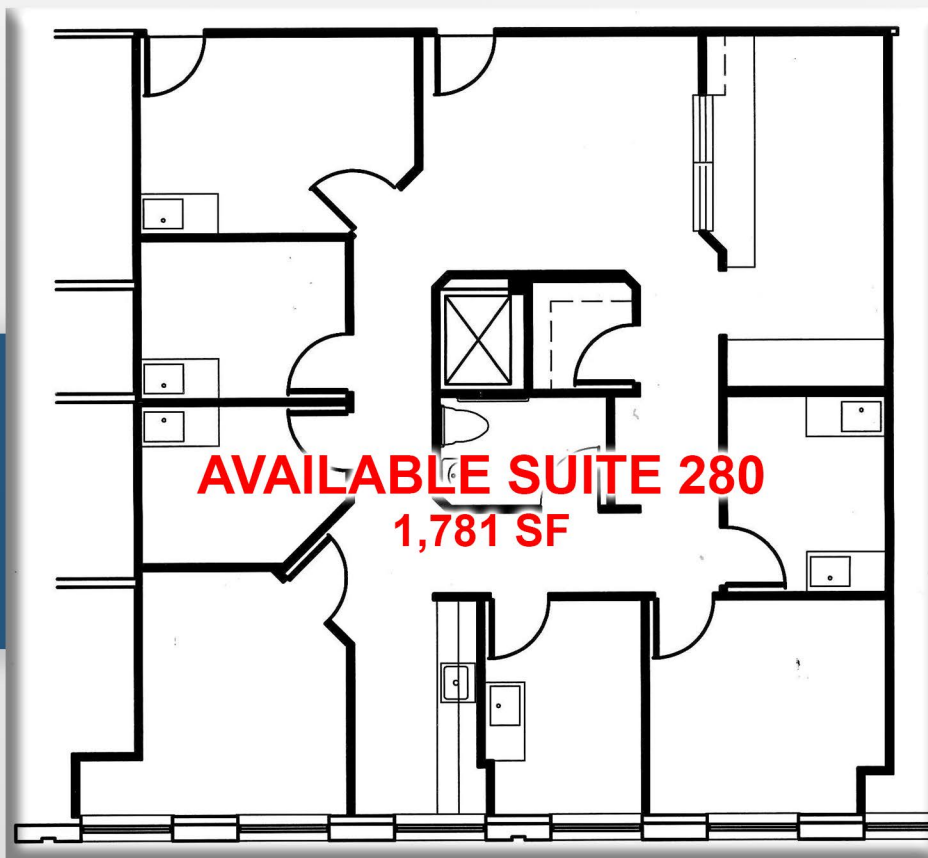
1 MILE - 5,851  
3 MILES - 74,113  
5 MILES - 134,649

H.H. INCOME

1 MILE - \$58,289  
3 MILES - \$111,933  
5 MILES - \$108,914

## TRAFFIC COUNTS

ANNUAL AVERAGE DAILY TRAFFIC  
Approx. 49,000 VPD on Parker Rd.



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