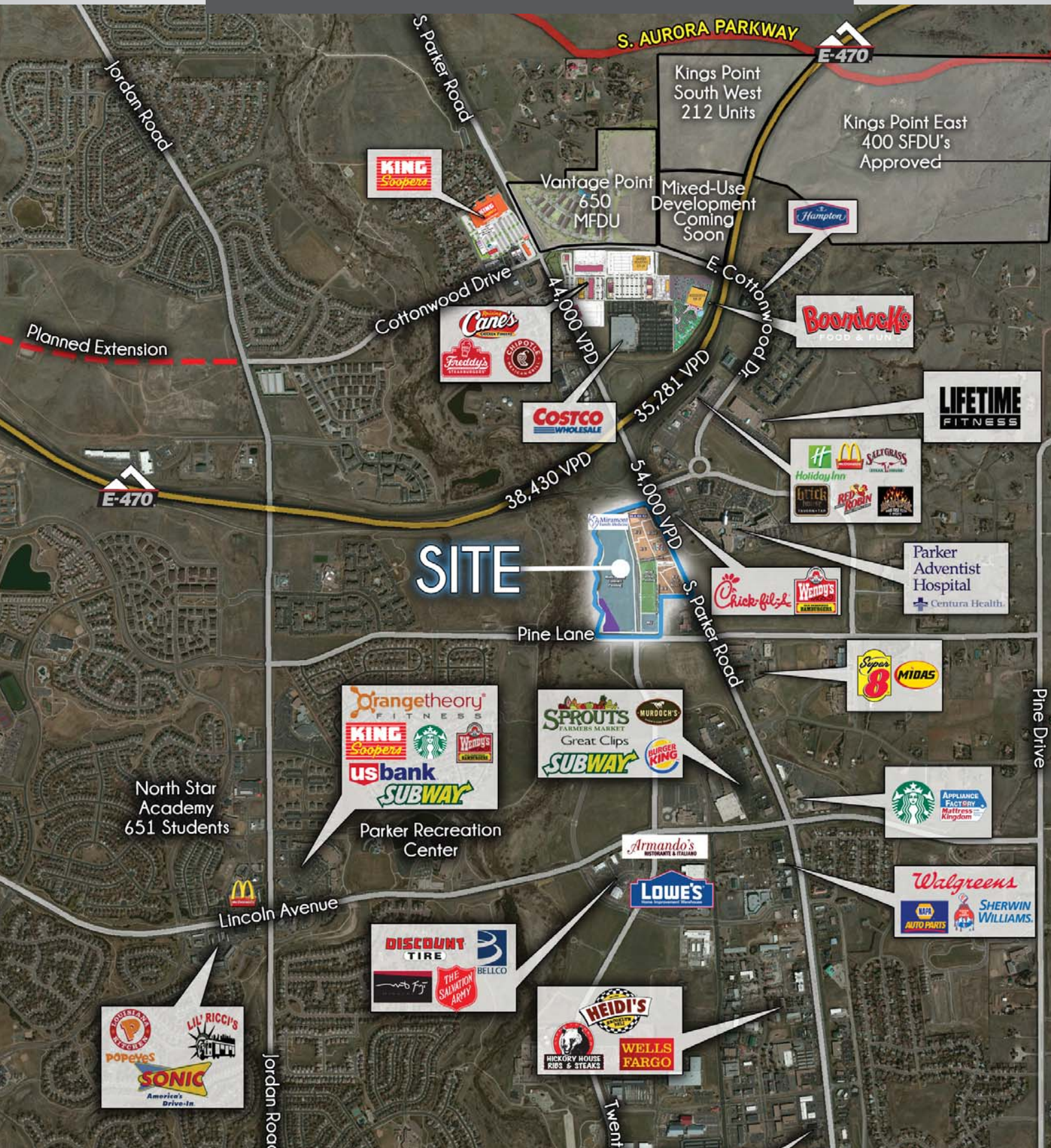


WESTCREEK DEVELOPMENT



NEW DEVELOPMENT FOR LEASE

1,200-8,400 SF AVAILABLE

WESTCREEK DEVELOPMENT

SWC E-470 & S. PARKER ROAD



JASON F. KINSEY

303 283 4598
jason.kinsey@colliers.com

BRADY KINSEY

720 833 4618
brady.kinsey@colliers.com

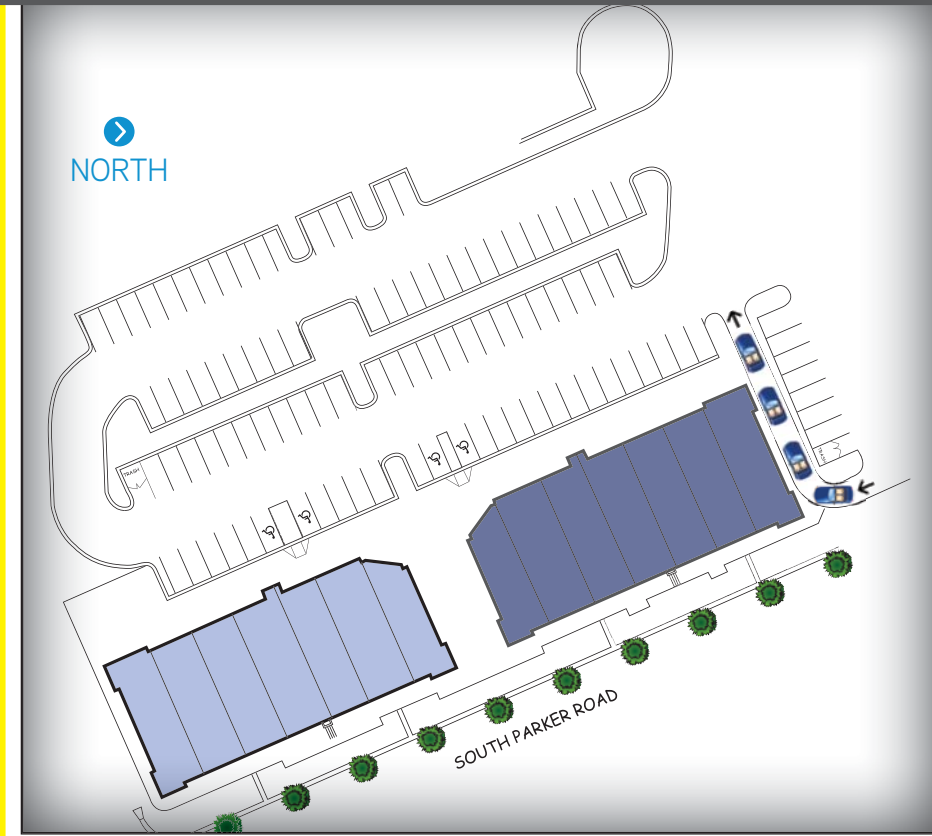
JASON F. KINSEY

303 283 4598
jason.kinsey@colliers.com

BRADY KINSEY

720 833 4618
brady.kinsey@colliers.com

WESTCREEK DEVELOPMENT



SWC E-470 & S. PARKER ROAD
FOR LEASE



- Building 2: 8,400 SF (Divisible to 1,200 SF)
- Building 1: 8,400 SF (Divisible to 1,200 SF)

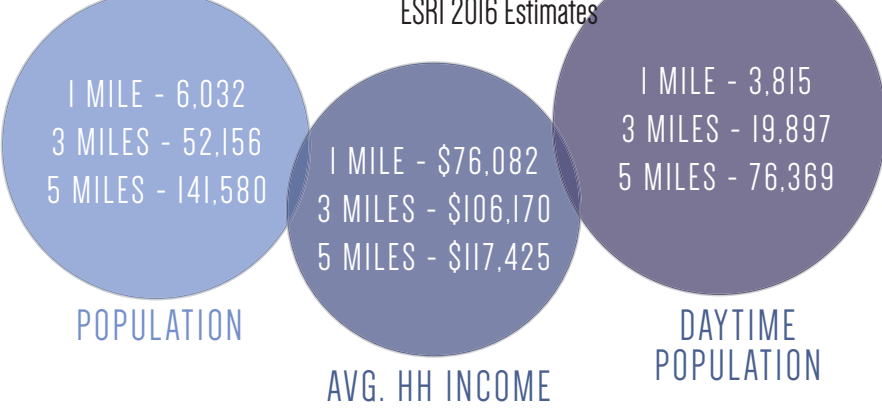
SITE INFORMATION

Available: 1,200-8,400 SF
 Two (2) 8,400 SF Buildings
 Lease Rate: Contact Broker
 NNN: Contact Broker

HIGHLIGHTS

- Westcreek is a 25+ acre mixed-use retail/medical and residential development in a high income/high traffic area
- End cap with drive-thru available
- Fully developed sites
- Excellent visibility
- Easy access off of E-470
- Located across from Parker Adventist Hospital (140 Beds)

DEMOGRAPHICS



TRAFFIC COUNTS

MPSI 2015 Estimates

E-470 West of S. Parker Road:	36,161 VPD
E-470 East of S. Parker Road:	28,635 VPD
S. Parker Road North of E-470:	34,831 VPD
S. Parker Road South of E-470:	54,178 VPD