

Office Space Availibility - Detailed Report

Prepared By:
Town of Parker Economic Development Department
www.ParkerED.org





Beautiful new medical office building with deluxe finishes. Easy access from Jordan Road and Mainstreet in Parker. Grey shell space ready for tenant design and construction. Competitive Tenant Finish Allowance Available. Current tenants include General Dentistry, Orthodontist and Oral Surgery. Last remaining space in the building located on the ground floor. Ample parking with easy access. Strong demographics in established area.

Address: **17167 Cedar Gulch Pkwy**
 City/State/Zip: **Parker, CO 80134-4412**
 Market: **Denver SE Suburban**
 Submarket: **Parker**

Year Built: **2010**
 Core Factor:
 Sublease: **No**
 % Occupied: **88.66%**

Bldg Size: **15,375 SF**
 Stories: **2**
 Status: **Existing**
 Class: **C**
 Parking Ratio: **--**

Available SF: **1,743 SF**
 Max Contig: **1,743 SF**
 Rental Rate: **\$19.00 NNN**
 Sale Price: **Not for Sale**
 Price/SF: **Not for Sale**

Property Type: **Medical Office**
 Zoning:
 Parcel #: **223321302001**

Operating Exp/SF: **\$11.00 /SF**
 Taxes/SF **\$3.30 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	1,743	1,743	1,743	\$19.00 NNN	Office	Yes	Now	
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Trevey Land and Commercial

Nick Nickerson (303) 841-1400



Offices: 3, Exam rooms: 7, Restrooms: 2, Break room:1, Reception area, Small open area. Lifetime Fitness, Costco, Chipotle, Card Key Access.

Address: **19284 Cottonwood Dr**
 City/State/Zip: **Parker, CO 80138**
 Market: **Denver SE Suburban**
 Submarket: **Parker**

Year Built: **2006**
 Core Factor:
 Sublease: **Yes 03/31/2017**
 % Occupied: **100%**

Bldg Size: **30,024 SF**
 Stories: **2**
 Status: **Existing**
 Class: **A**
 Parking Ratio: **3.93 /1000 SF**

Available SF: **4,089 SF**
 Max Contig: **4,089 SF**
 Rental Rate: **Negotiable - -**
 Sale Price: **Not for Sale**
 Price/SF: **Not for Sale**

Property Type: **Medical Office**
 Zoning:
 Parcel #: **223303308017**

Operating Exp/SF: **--**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	201	4,089	4,089	4,089	Negotiable	Medical	No	Now	
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CBRE

Matthew Kawulok (720) 528-6353



All utilities included. 24 hour secure access. Great retail amenities nearby. High visibility on Parker Road. Located just 1.5 miles from E-470. Strong demographics surrounding center. Easy access via Parker Road and Mainstreet.

Address: **10841 S Crossroads Dr**
 City/State/Zip: **Parker, CO 80134**
 Market: **Denver Metro**
 Submarket: **Southeast Suburban**

Year Built: **1984**
 Land Area: **5.35 Ac.**
 Sublease: **No**
 % Occupied: **99.28%**

Bldg Size: **55,200 SF**
 Status: **Existing**
 Parking Spaces: **269**
 Parking Ratio: **4.00 /1000 SF**
 Major Tenant: **Treads Bicycles**

Available SF: **400 SF**
 Max Contig: **400 SF**
 Rental Rate: **\$1.75 FSG**
 Sale Price: **Not for Sale**
 Price/SF: **Not for Sale**

Property Type: **Neighborhood Ctr**
 OperatingExp/SF:
 Parcel #: **223322205079**

Taxes/SF --

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
103	400	400	400	\$1.75 FSG	Yes	Now		
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Trevey Land and Commercial

Mitch Trevey (303) 841-1400



Located at the front door of Parker Adventist Hospital. Demographics that support your practice growth: High Average Household Income, Above \$145K,

Address: **9235 Crown Crest Blvd**
 City/State/Zip: **Parker, CO 80138**
 Market: **Denver SE Suburban**
 Submarket: **Parker**

Bldg Size: **20,000 SF**
 Stories: **2**
 Status: **Existing**
 Class: **B**
 Parking Ratio: **5.23 /1000 SF**

Property Type: **Medical Office**
 Zoning: **B-1**
 Parcel #: **223310213032**

Year Built: **2008**
 Core Factor: **7%**
 Sublease: **Yes 01/31/2019**
 % Occupied: **100%**

Available SF: **1,124 SF**
 Max Contig: **1,124 SF**
 Rental Rate: **\$26.50 NNN**
 Sale Price: **Not for Sale**
 Price/SF: **Not for Sale**

Operating Exp/SF: --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	130	1,124	1,124	1,124	\$26.50 NNN	Medical	No	30 Days	
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Health Connect Properties Inc.
 Patricia Wassik, CCIM (303) 830-1444



The Parker Gateway Center site is located at the northeast corner of East Lincoln Avenue and South Parker Road in Parker, Colorado. This location is in a high traffic interchange that sits in a heavily commercial corridor. The corner has excellent visibility and access from both streets. Parker is a municipality with a population of over 50,000 people with excellent demographics and an average household income of over \$90,000 per household.

Address: **19185 E Lincoln Ave**
 City/State/Zip: **Parker, CO 80138**
 Market: **Denver Metro**
 Submarket: **Southeast**

Year Built: **2003**
 Core Factor:
 Sublease: **No**
 % Occupied: **27.61%**

Bldg Size: **25,141 SF**
 Stories: **2**
 Status: **Existing**
 Class: **C**
 Parking Ratio: **7.15 /1000 SF**

Available SF: **18,200 SF**
 Max Contig: **10,000 SF**
 Rental Rate: **Negotiable NNN**
 Sale Price: **Not for Sale**
 Price/SF: **Not for Sale**

Property Type: **Auto Dealership**
 Zoning: **PUD**
 Parcel #: **223310309026**

Operating Exp/SF: **--**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		8,200	8,200	8,200	Negotiable NNN	Office	Yes	Now	
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2		10,000	10,000	10,000	Negotiable NNN	Office	Yes	Now	

ADA accessible, Excellent co-tenancy, Creative rent structure, Excellent visibility.

Cassidy Turley

David Fried (303) 312-4247
 Robert Hudgins (303) 575-1547



The building is the only true Class "A" development in Parker. Building signage available, Modern professional building. The office building has T-1 lines, music, satellite TV broadcasting and newly upgraded floors, carpet and lobby area.

Address: **18801 E Mainstreet**
 City/State/Zip: **Parker, CO 80134**
 Market: **Denver SE Suburban**
 Submarket: **Parker**

Year Built: **2000**
 Core Factor:
 Sublease: **No**
 % Occupied: **89%**

Bldg Size: **25,454 SF**
 Stories: **2**
 Status: **Existing**
 Class: **B**
 Parking Ratio: **4.16 /1000 SF**

Available SF: **2,800 SF**
 Max Contig: **2,800 SF**
 Rental Rate: **\$19.00 NNN**
 Sale Price: **Not for Sale**
 Price/SF: **Not for Sale**

Property Type: **General Office**
 Zoning: **CBD**
 Parcel #: **223322205037**

Operating Exp/SF: --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	190	2,800	2,800	2,800	\$19.00 NNN	Office	Yes	12/15/2013	
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Faestel Properties

Todd Faestel (303) 841-7600



Conveniently Located On The Corner of Parker & Main Street in Parker Colorado, Bank & ATM in Lobby, High Ceilings, Strong Ownership, Ample Parking & 24/7 Access, Numerous Nearby Amenities, Walking Distance to Shopping Amenities.

Address: **19201 E Mainstreet**
 City/State/Zip: **Parker, CO 80134**
 Market: **Denver SE Suburban**
 Submarket: **Parker**

Year Built: **1985**
 Core Factor:
 Sublease: **No**
 % Occupied: **53.62%**

Bldg Size: **17,676 SF**
 Stories: **2**
 Status: **Existing**
 Class: **B**
 Parking Ratio: **2.26 /1000 SF**

Available SF: **8,199 SF**
 Max Contig: **3,208 SF**
 Rental Rate: **\$15.00 - \$18.00 FSG**
 Sale Price: **Not for Sale**
 Price/SF: **Not for Sale**

Property Type: **General Office**
 Zoning:
 Parcel #: **223322200036**

Operating Exp/SF: --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	103	987	987	987	\$15.00 - \$18.00 FSG	Office	Yes	Now	
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1	GL 1	2,628	3,208	2,628	\$15.00 FSG	Office	Yes	Now	
	Window Lined								
1	GL 1/GL 2	3,208	3,208	580	\$15.00 FSG	Office	Yes	Now	
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1	GL 2	580	3,208	580	\$15.00 FSG	Office	Yes	Now	
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2	202	1,707	1,707	1,707	\$15.00 - \$18.00 FSG	Office	Yes	Now	
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2	205	2,297	2,297	2,297	\$15.00 - \$18.00 FSG	Office	Yes	Now	
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Avison Young

Justin Rayburn (720) 508-8105
 Howard Schmidt (720) 508-8104



The tenants of Parker Station Professional Office Building benefit from the amenities of a downtown office building without the commute: 10' ceilings; built-in kitchens; individually controlled heating and cooling, 24 hour HVAC, Access monitoring.

Address: **19751 E Mainstreet**
 City/State/Zip: **Parker, CO 80138**
 Market: **Denver SE Suburban**
 Submarket: **Parker**

Year Built: **2001**
 Core Factor: **19%**
 Sublease: **No**
 % Occupied: **100%**

Bldg Size: **76,482 SF**
 Stories: **3**
 Status: **Existing**
 Class: **A**
 Parking Ratio: **5.00 /1000 SF**

Available SF: **3,000 SF**
 Max Contig: **1,899 SF**
 Rental Rate: **\$22.00 - \$23.50 FSG**
 Sale Price: **Not for Sale**
 Price/SF: **Not for Sale**

Property Type: **General Office**
 Zoning: **MU**
 Parcel #: **223322103020**

Operating Exp/SF: **--**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	339	1,899	1,899	1,899	\$23.50 FSG		No	30 Days	
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3	387	1,101	1,101	1,101	\$22.00 FSG	Office	No	10/1/2014	
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1st Asset LLC

David Van Landschoot (303) 550-0178



Conveniently located just 1 block east of Parker Rd and 1 block south of Hilltop. 2nd floor suites with westward balcony views. Easy access from I-25 and E470. Great street visibility with monument signage opportunity available. Excellent parking and circulation. Security cameras inside and out
5,400 SF fully finished basement with offices, lockers, kitchen and showers.

Address: **19600 E Parker Square Dr**
 City/State/Zip: **Parker, CO 80134**
 Market: **Denver SE Suburban**
 Submarket: **Parker**

Year Built: **1981**
 Core Factor:
 Sublease: **No**
 % Occupied: **0%**

Bldg Size: **16,200 SF**
 Stories: **2**
 Status: **Existing**
 Class: **B**
 Parking Ratio: **3.95 /1000 SF**

Available SF: **16,200 SF**
 Max Contig: **16,200 SF**
 Rental Rate: **\$14.00 - \$15.00 MG**
 Sale Price: **Not for Sale**
 Price/SF: **Not for Sale**

Property Type: **General Office**
 Zoning:
 Parcel #: **223322401003**

Operating Exp/SF: **--**
 Taxes/SF **\$1.42 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		16,200	16,200	5,400	\$14.00 - \$15.00 MG	Office	Yes	Now	
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Trevey Land and Commercial
 Nick Nickerson (303) 841-1400



Conveniently located just 1 block east of Parker Rd and 1 block south of Hilltop. 2nd floor suites with westward balcony views. Easy access from I-25 and E470. Great street visibility with monument signage opportunity available. Excellent parking and circulation. Security cameras inside and out
5,400 SF fully finished basement with offices, lockers, kitchen and showers.

Address: **19600 E Parker Square Dr**
City/State/Zip: **Parker, CO 80134**
Market: **Denver SE Suburban**
Submarket: **Parker**

Bldg Size: **16,200 SF**
Stories: **2**
Status: **Existing**
Class: **B**
Parking Ratio: **3.95 /1000 SF**

Property Type: **General Office**
Zoning:
Parcel #: **223322401003**

Year Built: **1981**
Core Factor:
Sublease: **No**
% Occupied: **0%**

Available SF: **16,200 SF**
Max Contig: **--**
Rental Rate: **----**
Sale Price: **\$1,295,000**
Price/SF: **\$79.94 /SF**

Operating Exp/SF: **--**
Taxes/SF **\$0.94 /SF**

Trevey Land and Commercial

Mitch Trevey (303) 841-1400



Ideal for Investor or Owner/Occupier with the ability to occupy 2,500-9,500 SF; All Leases are NNN with Value-Add Opportunity; Near Parker Adventist Hospital in Exceptional Location with Premium Patient Demographics of \$105,000 Median Household Income and 83% Privately Insured.

Address: **19641 E Parker Square Dr**
 City/State/Zip: **Parker, CO 80134**
 Market: **Denver SE Suburban**
 Submarket: **Parker**

Bldg Size: **13,966 SF**
 Stories: **1**
 Status: **Existing**
 Class: **B**
 Parking Ratio: **5.65 /1000 SF**

Property Type: **Medical Office**
 Zoning: **City of Parker**
 Parcel #: **223322402007**

Year Built: **1984**
 Core Factor:
 Sublease: **No**
 % Occupied: **81.69%**

Available SF: **13,966 SF**
 Max Contig: **--**
 Rental Rate: **----**
 Sale Price: **\$2,400,000**
 Price/SF: **\$171.85 /SF**

Operating Exp/SF: **--**
 Taxes/SF **--**

Health Connect Properties Inc.

Patricia Wassik, CCIM (303) 830-1444
 Cyndi Stringham, CCIM (303) 830-1444xx306



Address: **10158 S Parker Rd**
 City/State/Zip: **Parker, CO 80138**
 Market: **Denver Metro**
 Submarket: **Southeast Suburban**

Year Built: **1997**
 Land Area: **1.52 Ac.**
 Sublease: **No**
 % Occupied: **80.45%**

Bldg Size: **11,254 SF**
 Status: **Existing**
 Parking Spaces: **65**
 Parking Ratio: **7.46 /1000 SF**
 Major Tenant:

Available SF: **2,200 SF**
 Max Contig: **2,200 SF**
 Rental Rate: **\$18.00 NNN**
 Sale Price: **Not for Sale**
 Price/SF: **Not for Sale**

Property Type: **Neighborhood Ctr**
 OperatingExp/SF: **\$7.80**
 Parcel #: **223315209004**

Taxes/SF --

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
	2,200	2,200	2,200	\$18.00 NNN	Yes	Now		

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Trevey Land and Commercial

Nick Nickerson (303) 841-1400



Located just 1 mile from Parker Adventist Hospital. Easy access to buildings via Parker Rd., Lincoln Ave & E-470. Strong demographics surrounding building. High visibility on Parker Road. Breathtaking Mountain Views. Excellent referral patterns for physicians. Covered parking with elevator service. Building has filled quickly.

Address: **10233-10259 S Parker Rd**
 City/State/Zip: **Parker, CO 80134**
 Market: **Denver SE Suburban**
 Submarket: **Parker**

Year Built: **2010**
 Core Factor:
 Sublease: **No**
 % Occupied: **77.47%**

Bldg Size: **39,000 SF**
 Stories: **3**
 Status: **Existing**
 Class: **B**
 Parking Ratio: **4.00 /1000 SF**

Available SF: **8,788 SF**
 Max Contig: **8,788 SF**
 Rental Rate: **\$20.00 - \$22.00 NNN**
 Sale Price: **Not for Sale**
 Price/SF: **Not for Sale**

Property Type: **Medical Office**
 Zoning:
 Parcel #: **223315200023**

Operating Exp/SF: **\$9.40 /SF**
 Taxes/SF **\$3.44 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3		8,788	8,788	2,000	\$20.00 - \$22.00 NNN	Office	Yes	Now	

Rate - Negotiable!

Trevey Land and Commercial
 Nick Nickerson (303) 841-1400



Mountain views.

Address: **10233-10259 S Parker Rd**
 City/State/Zip: **Parker, CO 80134**
 Market: **Denver SE Suburban**
 Submarket: **Parker**

Year Built: **2010**
 Core Factor:
 Sublease: **Yes 05/31/2018**
 % Occupied:

Bldg Size: **39,000 SF**
 Stories: **3**
 Status: **Existing**
 Class: **B**
 Parking Ratio: **4.00 /1000 SF**

Available SF: --
 Max Contig: --
 Rental Rate: ----
 Sale Price: **Not for Sale**
 Price/SF: **Not for Sale**

Property Type: **Medical Office**
 Zoning:
 Parcel #: **223315200023**

Operating Exp/SF: --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		1,200	1,200	1,200	\$16.00 - \$17.00 NNN	Office	Yes	Now	
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CBRE

Dave Buck (720) 528-6514
 Joella Rodarte (720) 528-6388



Existing dental space with two private offices, operatories, xray room, lab room, file storage, reception area and restrooms. Can be converted to general medical use or to professional office use.

Address: **10521 S Parker Rd**
 City/State/Zip: **Parker, CO 80134**
 Market: **Denver SE Suburban**
 Submarket: **Parker**

Year Built: **1979**
 Core Factor:
 Sublease: **No**
 % Occupied: **62.45%**

Bldg Size: **6,195 SF**
 Stories: **1**
 Status: **Existing**
 Class: **C**
 Parking Ratio: **6.45 /1000 SF**

Available SF: **2,326 SF**
 Max Contig: **2,326 SF**
 Rental Rate: **\$10.00 NNN**
 Sale Price: **Not for Sale**
 Price/SF: **Not for Sale**

Property Type: **Medical Office**
 Zoning:
 Parcel #: **223315300012**

Operating Exp/SF: **\$6.00 /SF**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	E	2,326	2,326	1,200	\$10.00 NNN	Office	Yes	Now	
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Kolding Comm. Brokerage & Investments

Mat Kolding, CCIM (720) 851-0588



Address: **10345 Parkglenn Way**
 City/State/Zip: **Parker, CO 80138**
 Market: **Denver SE Suburban**
 Submarket: **Parker**

Year Built: **2007**
 Core Factor:
 Sublease: **No**
 % Occupied: **55.37%**

Bldg Size: **13,996 SF**
 Stories: **3**
 Status: **Existing**
 Class: **B**
 Parking Ratio: **4.50 /1000 SF**

Available SF: **6,247 SF**
 Max Contig: **6,247 SF**
 Rental Rate: **\$20.00 NNN**
 Sale Price: **Not for Sale**
 Price/SF: **Not for Sale**

Property Type: **Medical Office**
 Zoning:
 Parcel #: **223315307016**

Operating Exp/SF: --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	6,247	6,247	1,486	\$20.00 NNN		Yes		

This space was previously occupied as an urgent care facility. The suite features a large waiting area, reception, exam rooms, imaging room, break room, and private offices.

Colliers International

Scot Huber (303) 283-4585
 Michael Shriver (303) 283-4591



Located just 1.5 miles from Parker Adventist Hospital. Easy access to buildings via Parker Rd, Lincoln Ave & E-470. Great retail amenities nearby. Strong demographics surrounding building. High visibility on Parker Rd. Excellent referral patterns for physicians. Medical office tenants only in building. Building amenities upgraded under new ownership. Generous Tenant Finish Allowance.

Address: **10371 Parkglenn Way**
 City/State/Zip: **Parker, CO 80138**
 Market: **Denver SE Suburban**
 Submarket: **Parker**

Year Built: **1999**
 Core Factor: **13%**
 Sublease: **No**
 % Occupied: **83.97%**

Bldg Size: **31,838 SF**
 Stories: **2**
 Status: **Existing**
 Class: **B**
 Parking Ratio: **4.00 /1000 SF**

Available SF: **6,306 SF**
 Max Contig: **2,296 SF**
 Rental Rate: **\$18.00 NNN**
 Sale Price: **Not for Sale**
 Price/SF: **Not for Sale**

Property Type: **Medical Office**
 Zoning: **08-Business**
 Parcel #: **223315307018**

Operating Exp/SF: **\$10.50 /SF**
 Taxes/SF: **\$2.97 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	110	1,092	1,092	1,092	\$18.00 NNN	Medical	Yes	Now	
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2	230	2,296	2,296	2,296	\$18.00 NNN	Medical	Yes	Now	3+ years
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2	270	1,202	1,202	1,202	\$18.00 NNN	Medical	No	Now	
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2	280	1,716	1,716	1,716	\$18.00 NNN	Medical	Yes	Now	3+ years
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Trevey Land and Commercial

Nick Nickerson (303) 841-1400



Address: **11020 S Pikes Peak Dr**
 City/State/Zip: **Parker, CO 80138**
 Market: **Denver SE Suburban**
 Submarket: **Parker**

Year Built: **2008**
 Core Factor:
 Sublease: **No**
 % Occupied: **87.86%**

Bldg Size: **40,365 SF**
 Stories: **3**
 Status: **Existing**
 Class: **B**
 Parking Ratio: **0.34 /1000 SF**

Available SF: **4,900 SF**
 Max Contig: **4,900 SF**
 Rental Rate: **\$26.00 Gross**
 Sale Price: **Not for Sale**
 Price/SF: **Not for Sale**

Property Type: **General Office**
 Zoning:
 Parcel #: **223322111009**

Operating Exp/SF: --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		4,900	4,900	800	\$26.00 Gross	Office	Yes	Now	
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Pinnacle Properties Group Inc.

Bruce Dunning (303) 904-2450



Plaza Center is a vibrant center with a great group of successful, stable businesses that are strongly supported by an attentive, local family ownership/management. Occupancy over the last seven years has exceeded 95% which is a testament to the property's reasonable lease rates, attentive on-site management, and our proactive maintenance and cleanliness program. All of these attributes combine to make Plaza Center a great environment for successful tenants. Come join us!!!

Address: **19021-19029 E Plaza Dr**
 City/State/Zip: **Parker, CO 80134-9044**
 Market: **Denver SE Suburban**
 Submarket: **Parker**

Year Built: **1984**
 Core Factor:
 Sublease: **No**
 % Occupied: **100%**

Bldg Size: **11,200 SF**
 Stories: **2**
 Status: **Existing**
 Class: **B**
 Parking Ratio: **3.39 /1000 SF**

Available SF: **1,200 SF**
 Max Contig: **1,200 SF**
 Rental Rate: **\$16.00 FSG**
 Sale Price: **Not for Sale**
 Price/SF: **Not for Sale**

Property Type: **General Office**
 Zoning:
 Parcel #: **223315315005**

Operating Exp/SF: **--**
 Taxes/SF **\$1.75 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	Ground Floor	1,200	1,200	1,200	\$16.00 FSG	Office	No	6/1/2014	

Office or Retail use. Ground floor storefront with open floor plan.

Axxien Realty Advisors
 Doug Austin (303) 956-3939



Several office suites presently available from 150-500sf at the Plaza Center office complex located at 19039 E Plaza Dr. Monthly rent starts at \$295 (based upon a one year lease). One space has extraordinary mountain views. There are NO other add on costs; including no utilities, no conference room use fees, etc. Alternative lease terms available, including month to month.

Address: **19031-19039 E Plaza Dr**
 City/State/Zip: **Parker, CO 80134-9044**
 Market: **Denver SE Suburban**
 Submarket: **Parker**

Year Built: **1985**
 Core Factor:
 Sublease: **No**
 % Occupied: **95.09%**

Bldg Size: **11,200 SF**
 Stories: **2**
 Status: **Existing**
 Class: **B**
 Parking Ratio: **3.39 /1000 SF**

Available SF: **550 SF**
 Max Contig: **400 SF**
 Rental Rate: **\$19.50 - \$23.60 FSG**
 Sale Price: **Not for Sale**
 Price/SF: **Not for Sale**

Property Type: **General Office**
 Zoning:
 Parcel #: **223315315004**

Operating Exp/SF: - -
 Taxes/SF **\$1.75 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	2nd Floor A	150	150	150	\$23.60 FSG	Office	Yes	Now	
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2	2nd Floor B	400	400	400	\$19.50 FSG	Office	Yes	Now	
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Axxien Realty Advisors
 Doug Austin (303) 956-3939



New Professional Office Condo campus in Parker, CO. "First Generation" new space in vanilla shell or finished condition. Comprised of three (3) individual 8,000 SF buildings. Located one block east of Parker Rd, just south of Hilltop Rd. Each building is individually sprinklered, well constructed and attractively designed with block exterior, metal roofs, covered entrances, ten (10) foot interior ceiling heights and elevators. Excellent location for medical and professional offices with competitive lease rates. Opportunity to purchase as condominiums.

Address: **19621 Solar Cir**
 City/State/Zip: **Parker, CO 80134**
 Market: **Denver SE Suburban**
 Submarket: **Parker**

Year Built: **2008**
 Core Factor:
 Sublease: **No**
 % Occupied: **16.79%**

Bldg Size: **8,000 SF**
 Stories: **2**
 Status: **Existing**
 Class: **B**
 Parking Ratio: **4.02 /1000 SF**

Available SF: **6,657 SF**
 Max Contig: **3,412 SF**
 Rental Rate: **\$20.00 - \$22.00 NNN**
 Sale Price: **Not for Sale**
 Price/SF: **Not for Sale**

Property Type: **General Office**
 Zoning:
 Parcel #: **223322401007**

Operating Exp/SF: **--**
 Taxes/SF **\$4.90 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	Bldg C	3,412	3,412	1,699	\$20.00 NNN	Office	Yes	Now	
--									
2	Bldg C	3,245	3,245	1,620	\$22.00 NNN	Office	Yes	Now	
--									

Trevey Land and Commercial
 Nick Nickerson (303) 841-1400



New Professional Office Condo campus in Parker, Colorado. "First Generation" new space in warm vanilla shell or finished conditions. Comprised of three (3) individual 6,800 SF buildings. Located one block east of Parker Rd. just south of Hilltop Rd. Each building is individually sprinklered, well constructed and attractively designed with block exterior, metal roofs, covered entrances, ten (10) foot interior ceiling heights and elevators. Excellent location for medical and professional offices, with competitive lease rates. Condominiums available for purchase (contact broker).

Address: **19647 Solar Cir**
 City/State/Zip: **Parker, CO 80134-7311**
 Market: **Denver SE Suburban**
 Submarket: **Parker**

Year Built: **2008**
 Core Factor:
 Sublease: **No**
 % Occupied: **-58.67%**

Bldg Size: **7,957 SF**
 Stories: **2**
 Status: **Existing**
 Class: **B**
 Parking Ratio: **4.02 /1000 SF**

Available SF: **12,625 SF**
 Max Contig: **3,790 SF**
 Rental Rate: **\$20.00 - \$22.00 NNN**
 Sale Price: **Not for Sale**
 Price/SF: **Not for Sale**

Property Type: **General Office**
 Zoning:
 Parcel #: **223322401007**

Operating Exp/SF: **--**
 Taxes/SF **\$4.93 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	Bldg B	1,535	1,535	1,535	\$20.00 NNN	Office	Yes	Now	
--									
1	Bldg C	3,510	3,510	1,699	\$20.00 NNN	Office	Yes	Now	
--									
2	Bldg B	3,790	3,790	1,620	\$20.00 NNN	Office	Yes	Now	
Entire top floor of Building B available - Total SF 3,224. Divisible.									
2	Bldg C	3,790	3,790	1,620	\$22.00 NNN	Office	Yes	Now	
Entire top floor of Building C available - Total SF 3,224. Divisible.									

Trevey Land and Commercial
 Nick Nickerson (303) 841-1400



4,891 sf available next to Stroh Ranch Pet Health. Great visibility location facing Parker Road with signage. Located in successful King Soopers Center with national tenant mix. Easy access to buildings via Parker Road and Stroh Road. Strongest demographics in Parker market. Excellent location for showroom, retail and services.

Address: **12840 Stroh Ranch Ct**
 City/State/Zip: **Parker, CO 80134-7701**
 Market: **Denver Metro**
 Submarket: **Southeast Suburban**

Year Built: **2004**
 Land Area: **0.88 Ac.**
 Sublease: **No**
 % Occupied: **34.12%**

Bldg Size: **7,424 SF**
 Status: **Existing**
 Parking Spaces: **29**
 Parking Ratio: **4.00 /1000 SF**
 Major Tenant:

Available SF: **4,891 SF**
 Max Contig: **4,891 SF**
 Rental Rate: **\$18.00 NNN**
 Sale Price: **Not for Sale**
 Price/SF: **Not for Sale**

Property Type: **Conv/Strip Ctr**
 OperatingExp/SF: **\$6.00**
 Parcel #: **223334406004**

Taxes/SF **\$3.98 /SF**

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
--	4,891	4,891	4,891	\$18.00 NNN	Yes	Now	Office	

Trevey Land and Commercial

Nick Nickerson (303) 841-1400



Enhanced lighting and quality accents. Two-Story brick building with atrium. Our Executive Suites offer top of the line office finishes and furniture, and a professional lobby and waiting area for all your visitors.

Address: **12900 Stroh Ranch Pl**
 City/State/Zip: **Parker, CO 80134**
 Market: **Denver SE Suburban**
 Submarket: **Parker**

Year Built: **2002**
 Core Factor: **17.9%**
 Sublease: **No**
 % Occupied: **91.77%**

Bldg Size: **17,488 SF**
 Stories: **2**
 Status: **Existing**
 Class: **A**
 Parking Ratio: **3.25 /1000 SF**

Available SF: **1,439 SF**
 Max Contig: **545 SF**
 Rental Rate: **\$19.00 - \$25.09 FSG**
 Sale Price: **Not for Sale**
 Price/SF: **Not for Sale**

Property Type: **General Office**
 Zoning: **COM**
 Parcel #: **223334405044**

Operating Exp/SF: **\$9.42 /SF**
 Taxes/SF **- -**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	120	545	545	545	\$22.00 FSG	Office	Yes	Now	
--									
2	200D	287	287	287	\$2.09 FSG	Office	Yes	Now	
Executive Office - Fully Furnished.									
2	200N	220	220	220	\$19.00 - \$20.00 FSG	Office	Yes	Now	
Executive Office - Fully Furnished.									
2	200P	222	222	222	\$19.00 - \$20.00 FSG	Office	Yes	Now	
Executive Office - Fully Furnished.									
2	200S	165	165	165	\$19.00 - \$20.00 FSG	Office	Yes	Now	
Executive Office - Fully Furnished.									

Hirschfeld Commercial Real Estate Assoc LLC
 Bill Hirschfeld (303) 875-3195



Cassidy Turley is proud to offer Stroh Professional Office Building to qualified owner/users or investors. Stroh Professional Office Building is a two-story, 18,019 SF building located in the town of Parker, Colorado. Built in 2000, the building features newly refreshed office suites, 9' ceiling height, impressive atrium entry, upgraded common areas and an excellent exterior image. This building lends itself to an owner/user desiring income in place from existing tenants or an investor.

Address: **12760 Stroh Ranch Way**
 City/State/Zip: **Parker, CO 80134-3485**
 Market: **Denver SE Suburban**
 Submarket: **Parker**

Bldg Size: **18,019 SF**
 Stories: **2**
 Status: **Existing**
 Class: **B**
 Parking Ratio: **3.10 /1000 SF**

Property Type: **General Office**
 Zoning: **Planned Development**
 Parcel #: **223334405038**

Year Built: **2001**
 Core Factor:
 Sublease: **No**
 % Occupied: **59.97%**

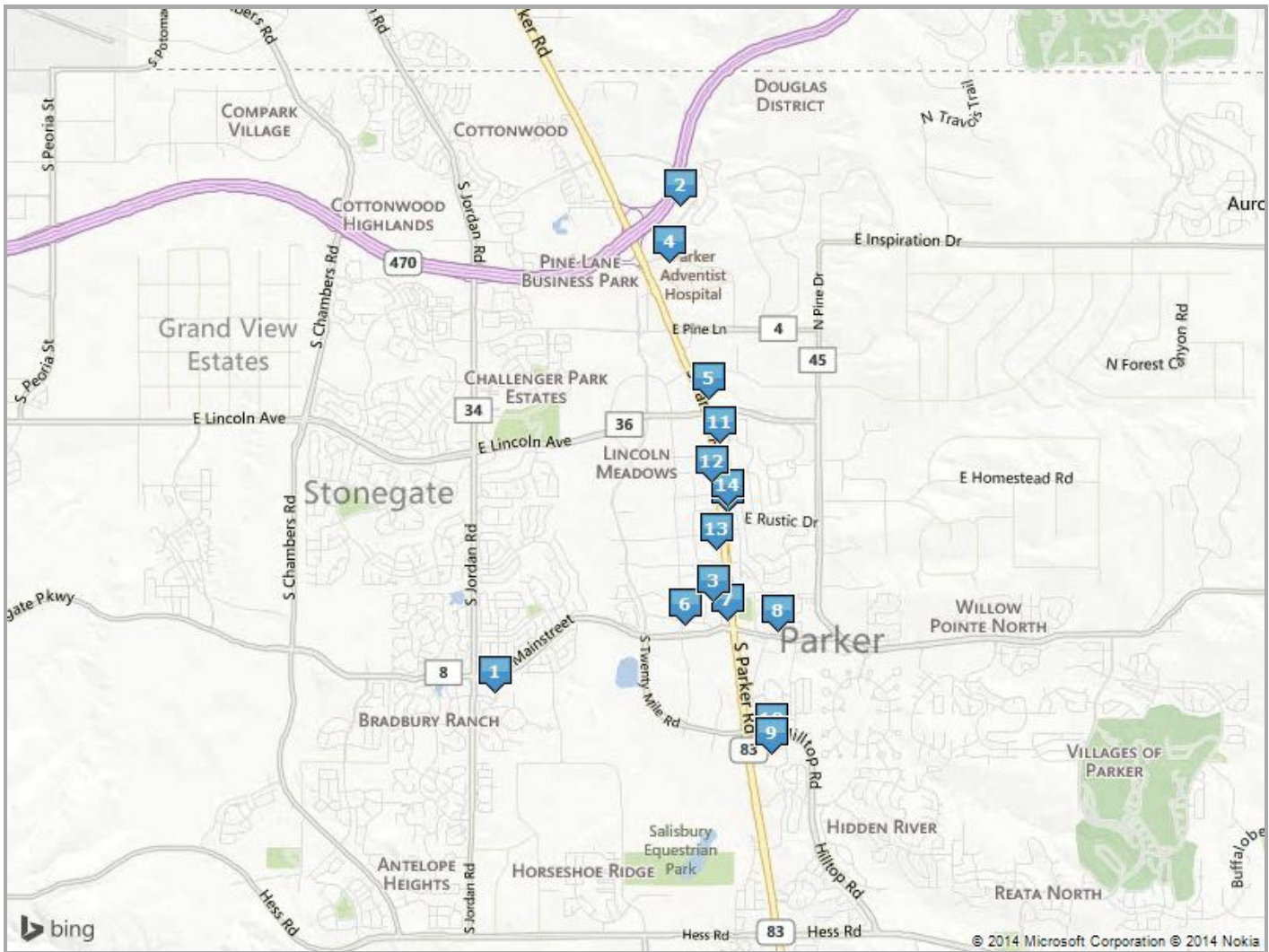
Available SF: **18,019 SF**
 Max Contig: **--**
 Rental Rate: **----**
 Sale Price: **\$1,695,000**
 Price/SF: **\$94.07 /SF**

Operating Exp/SF: **\$6.00 /SF**
 Taxes/SF **\$1.41 /SF**

Cassidy Turley

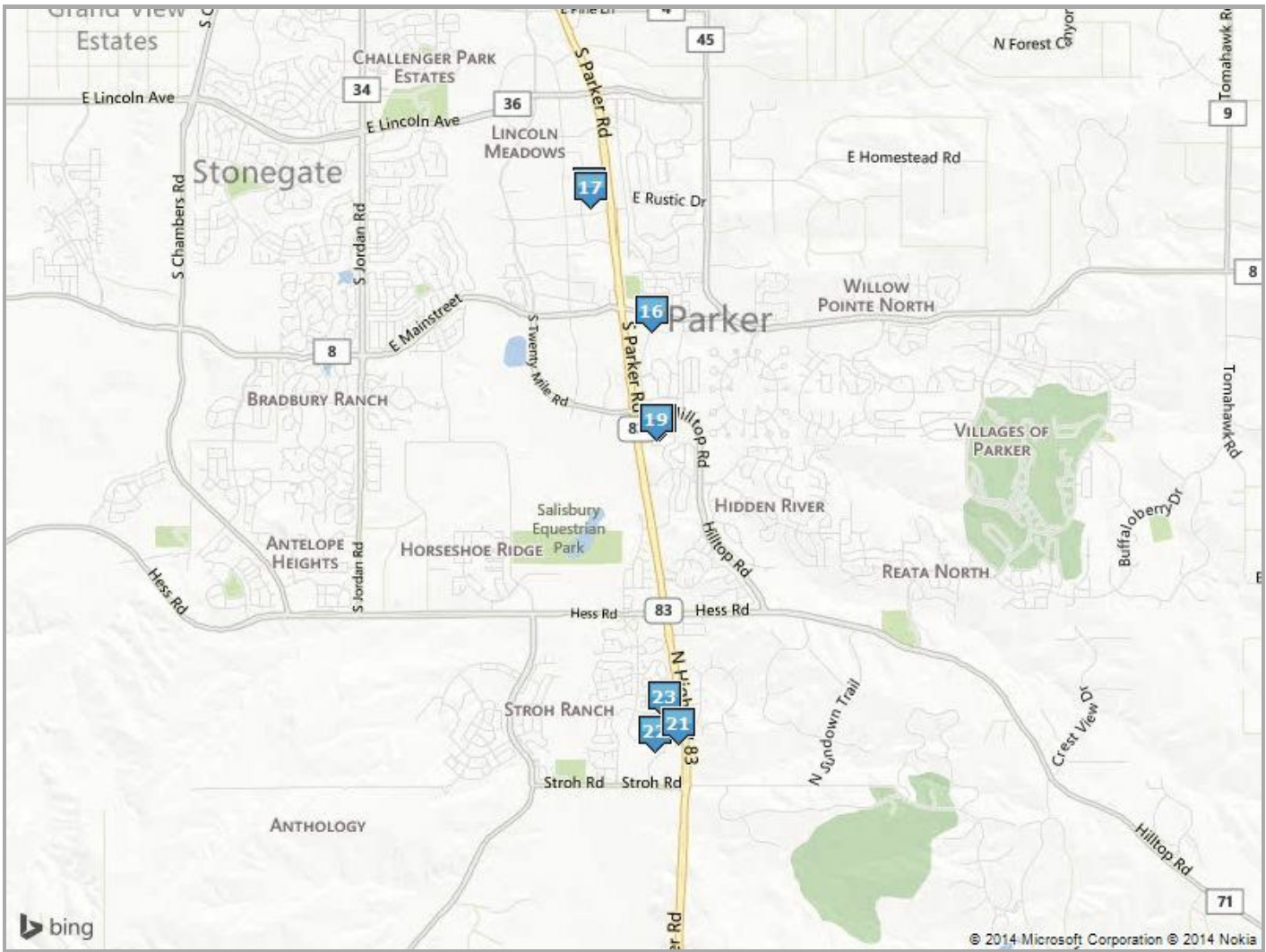
Joe Krahn (303) 312-4231
 Daniel Bess (303) 312-4211

Road Map



- 1 17167 Cedar Gulch Pkwy, Parker, CO 80134-4412
- 2 19284 Cottonwood Dr , Parker, CO 80138
- 3 10841 S Crossroads Dr, Parker, CO 80134
- 4 9235 Crown Crest Blvd, Parker, CO 80138
- 5 19185 E Lincoln Ave , Parker, CO 80138
- 6 18801 E Mainstreet , Parker, CO 80134
- 7 19201 E Mainstreet , Parker, CO 80134
- 8 19751 E Mainstreet, Parker, CO 80138
- 9 19600 E Parker Square Dr, Parker, CO 80134
- 10 19641 E Parker Square Dr , Parker, CO 80134
- 11 10158 S Parker Rd, Parker, CO 80138
- 12 10233-10259 S Parker Rd, Parker, CO 80134
- 13 10521 S Parker Rd , Parker, CO 80134
- 14 10345 Parkglenn Way , Parker, CO 80138
- 15 10371 Parkglenn Way, Parker, CO 80138

Road Map



- 16 11020 S Pikes Peak Dr , Parker, CO 80138
- 17 19021-19029 E Plaza Dr , Parker, CO 80134-9044
- 18 19031-19039 E Plaza Dr , Parker, CO 80134-9044
- 19 19621 Solar Cir, Parker, CO 80134
- 20 19647 Solar Cir, Parker, CO 80134-7311
- 21 12840 Stroh Ranch Ct, Parker, CO 80134-7701
- 22 12900 Stroh Ranch Pl, Parker, CO 80134
- 23 12760 Stroh Ranch Way, Parker, CO 80134-3485