

OFFICE FOR LEASE
SOLAR CIRCLE OFFICE PARK
19673 SOLAR CIRCLE, #102, PARKER, CO 80134

TREVEY
COMMERCIAL



PROPERTY FEATURES

- ±750 SF Corner Office Suite Available Immediately
- Ground-Level Suite with Glass Storefront Entry
- Abundant Natural Light Throughout
- Functional Floor Plan Featuring Two (2) Private Offices
- Open Reception / Waiting Area Ideal for Client-Facing Businesses
- Private In-Suite Restroom (No Shared Common Area Facilities)
- Efficient Layout Suitable for Office, Medical, or Boutique Retail Users
- Located Within a Well-Maintained Professional Office Development in Parker

PROPERTY DETAILS

AVAILABLE	±750 SF
LEASE RATE	\$32.00 / SF MG
LEASE TYPE	Modified Gross (MG)
SPECIFIC USE	General Office
ZONING	Commercial
Y.O.C.	2007
UTILITIES	CORE / Xcel Energy
WATER / SAN	P.W.S.D.
CROSS STREETS	Solar Circle & Sun Way
CITY / COUNTY	Parker / Douglas

REGIONAL AERIAL



DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	42,595	\$153,819	\$700,825
5 Mile	132,343	\$161,634	\$731,038
10 Mile	501,229	\$162,555	\$731,386

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. 16,000 VPD at Pine Dr. & Hilltop Rd.
- Approx. 50,000 VPD at Parker Rd. & Parker Sq. Dr.
- Approx. 65,000 VPD along E-470 at Parker Rd.

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