

# PARKER POINT

7950 East Mississippi Avenue, Denver, Colorado 80247



**FOR LEASE**  
**SUITE H1 - 2,378 sq.ft**  
**SUITE F - 1,100 sq.ft**  
**SUITE K - 1,032 sq.ft**

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	26,812	190,789	488,506
Avg. Income	\$62,156	\$74,717	\$80,957

**Traffic Count - 60,221 VPD**

**South Parker Road & East Mississippi Avenue**



**Up to 3,478 sq.ft**  
**of space contiguous**

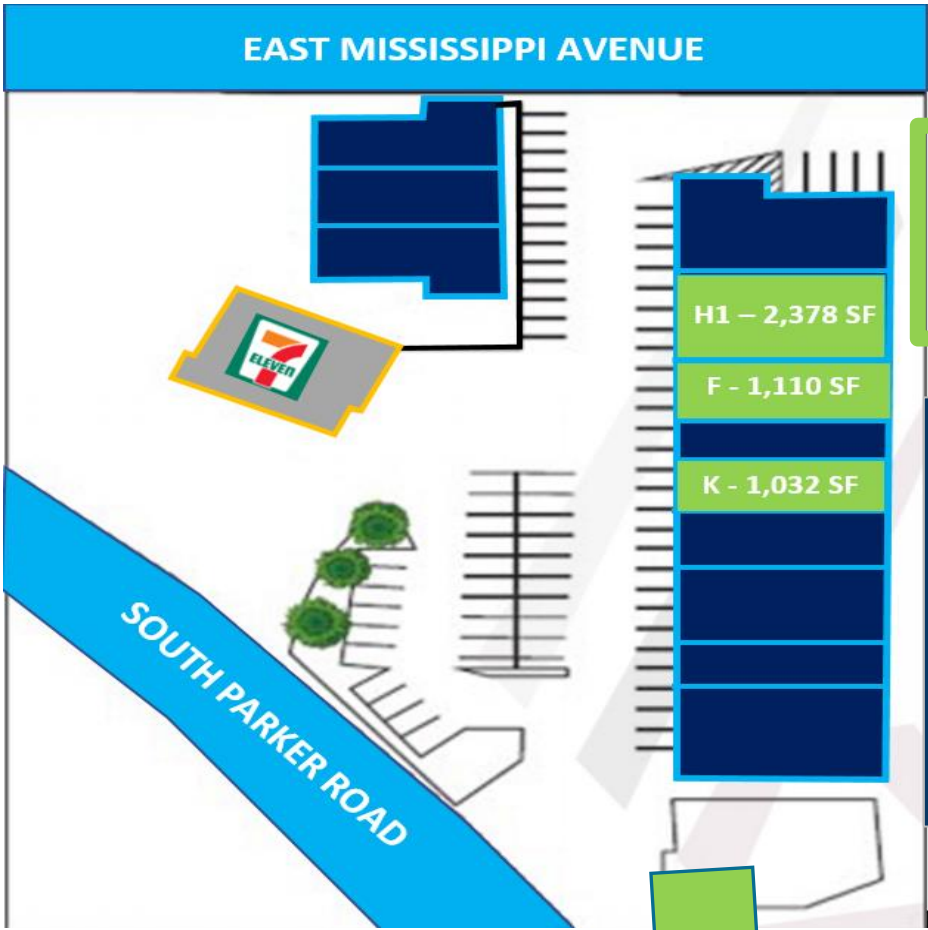
Andrew Lay  
Phone - 303.997.2594  
Mobile - 303.929.1016  
Andrew@primesqft.com

PRIME MANAGEMENT LLC  
1888 Sherman Street, Suite 780  
Denver, Colorado 80203  
WWW.PRIMESQFT.COM

# PARKER POINT



**PRIME MANAGEMENT**



**\$14.00/SF**  
**\$5.40/ NNN**  
**Tenant Improvement allowance available**

**GREAT VISIBILITY**  
**AMPLE PARKING**  
**EASY ACCESS**  
**LOCAL OWNERSHIP**



<p>Andrew Lay          Phone - 303.997.2594          Mobile - 303.929.1016          Andrew@primesqft.com</p>	<p><b>PRIME MANAGEMENT LLC</b>          1888 Sherman Street, Suite 780          Denver, Colorado 80203          WWW.PRIMESQFT.COM</p>
--	---