

# Three Upper Level 1,053sf - 2,181sf Office & Medical Spaces for Lease | Point Belview

5001 South Parker Road, Aurora, Colorado 80015



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*This property was designed for retail, medical and office space offering as an additional convenience for our tenants a loading area in the rear of the building for any equipment, furniture and supply needs.*



6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224  
720-941-9200 Main | 720-941-9202 Fax

## Tim Hakes

720-880-2923 direct | 720-352-9457 cell  
tim@weststarcommercial.com

## Lev Cohen

720-880-2925 direct | 720-232-4118 cell  
lev@weststarcommercial.com

[www.weststarcommercial.com](http://www.weststarcommercial.com)



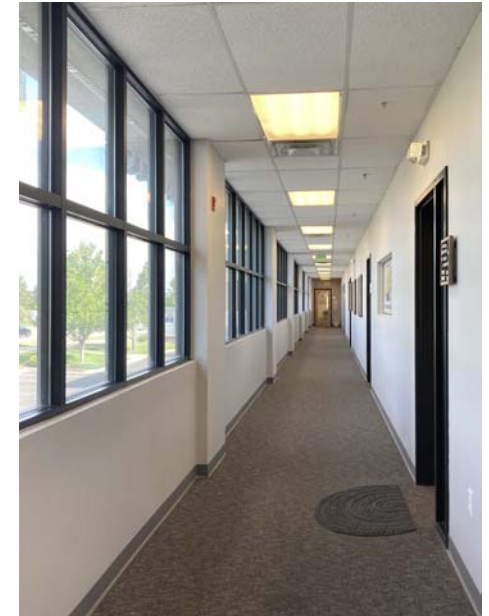
## AREA OVERVIEW

### Average Daily Traffic Counts (2022)

On S Parker Road at E Belleview Ave N 25,027 VPD  
On State Hwy 83 at E Belleview Ave S 29,640 VPD

Area Demographics	1-Mile	3-Miles	5-Miles
2023 Population	10,812	94,196	323,458
Average HH Income	\$121,600	\$122,249	\$110,790

7/09/2024 Sources: demographics, CoStar Realty Information, Inc | traffic, TrafficMetrix



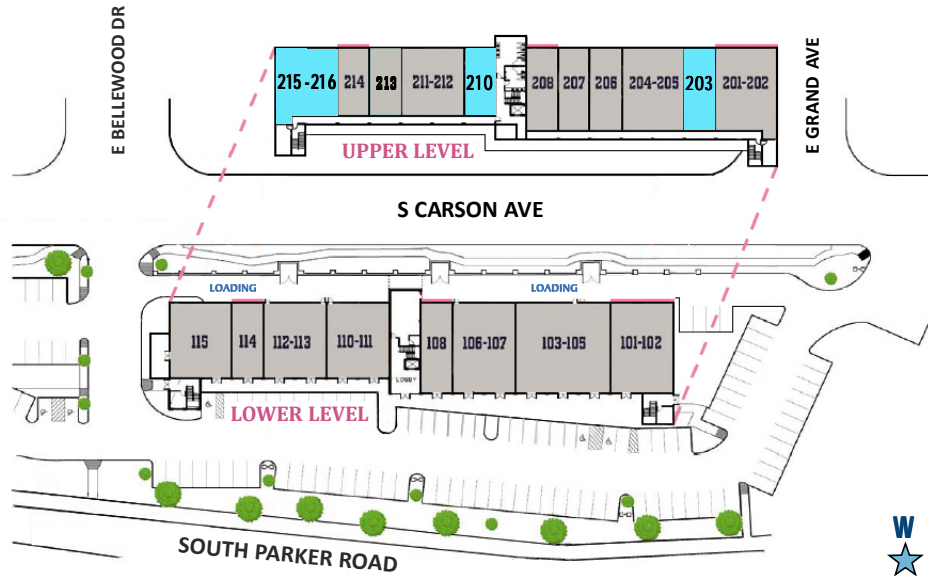


# Three Upper Level 1,053sf - 2,181sf Office & Medical Spaces for Lease | Point Bellevue

5001 South Parker Road, Aurora, Colorado 80015

## 2-story siteplan

ELEVATOR AVAILABLE  
FOR UPPER LEVEL TENANTS



## LEASING SUMMARY

Available Space	unit 203: 1,287 sf
	unit 210: 1,053 sf
	unit 215-216: 2,181 sf (former medical space)

Asking Rates	Upper Level: \$18.00 psf + NNN
	Lower Level: \$19.00 psf + NNN



## PROPERTY HIGHLIGHTS

- ▶ Competitive rates available for retail, office and medical space for lease
- ▶ Unique center with wall of windows along entire second level hallways for natural light
- ▶ Great visibility to S Parker Rd with lighted intersection at E Bellevue Ave for easy access
- ▶ Dense housing in area with high volume traffic in both directions along S Parker Rd daily
- ▶ Elevator available for convenience of upper level tenants



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tim@weststarcommercial.com

**Lev Cohen**

720-880-2925 direct | 720-232-4118 cell  
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Please give us a call for more detailed information. Let us help you with your special leasing needs.

**weststar**  
PTBLV - 062725