

Two Upper Level 1,287sf - 2,181sf Office & Medical Spaces for Lease | Point Bellevue

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.



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AREA OVERVIEW

Average Daily Traffic Counts (2022)

On S Parker Road at E Bellevue Ave N 25,027 VPD
On State Hwy 83 at E Bellevue 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



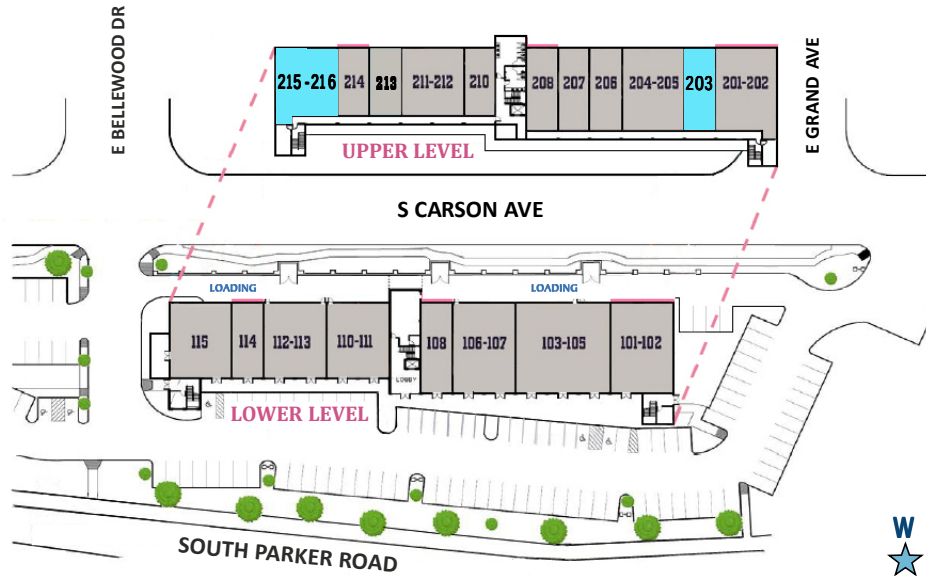
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2-story siteplan

ELEVATOR AVAILABLE
FOR UPPER LEVEL TENANTS



LEASING SUMMARY

Available Space | unit 203: 1,287sf
unit 215-216: 2,181sf (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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Please give us a call for more detailed information. Let us help you with your special leasing needs.

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