



# Affiliated Real Estate Group

## For Lease

### Exchange Building - Parker, CO

**Address:** 19590 East Main Street  
Parker, CO 80138

**Available Fall 2012**

**On Historic Mainstreet**

**Available:** 167 - 1,150 Square Feet

**Ground Floor - Retail / Office**

**Lease Rate:** Full Service Rates (Includes Expenses;  
Utilities, CAMs, Janitorial, etc)

# 101a	167 RSF	\$400 / Month
# 101b	180 RSF	\$450 / Month
# 101c	180 RSF	\$450 / Month
# 102	1,150 RSF	\$23-24.00 / SF
# 209	1,577 RSF	\$21-22.00 / SF

**Location:** Building located in the heart of Historic Downtown Parker on the corner of E. Main Street and Pikes Peak Drive.

**Building Size:** 17,500 sq ft

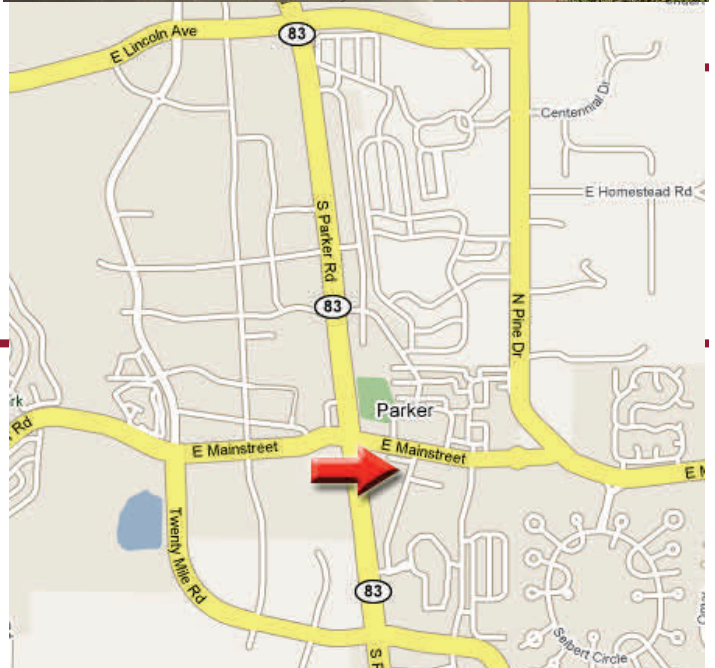
**Parking Ratio:** 3/1,000 + Adjacent City Parking Lots

**Internet:** High Speed Access - T1 Line / DSL / Broadband Available.

**YOC:** 1984 ; 2004 - Remodeled

**Access:** Parker Road & Main Street

**Site Features:** Smaller Executive Suites Available  
August 2012 Occupancy



**Offered By:** G. Kirby Ross  
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