

1901 Kipling St
Lakewood, CO

FOR SALE



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STEP
COMMERCIAL



+/- 40,000 VPD



Property Notes:

Multi-tenant office property in Lakewood with a shared conference room. Located along high-visibility Kipling Street, this three-story building features flexible office suites and recent interior and exterior upgrades, offering an excellent opportunity for both investors and owner-users.

Asking Price:	\$1,200,000
Building Size:	7,854 SF
Lot Size:	0.4 Acres
Gross Income:	\$126,440
Parking Spaces:	23 Spaces

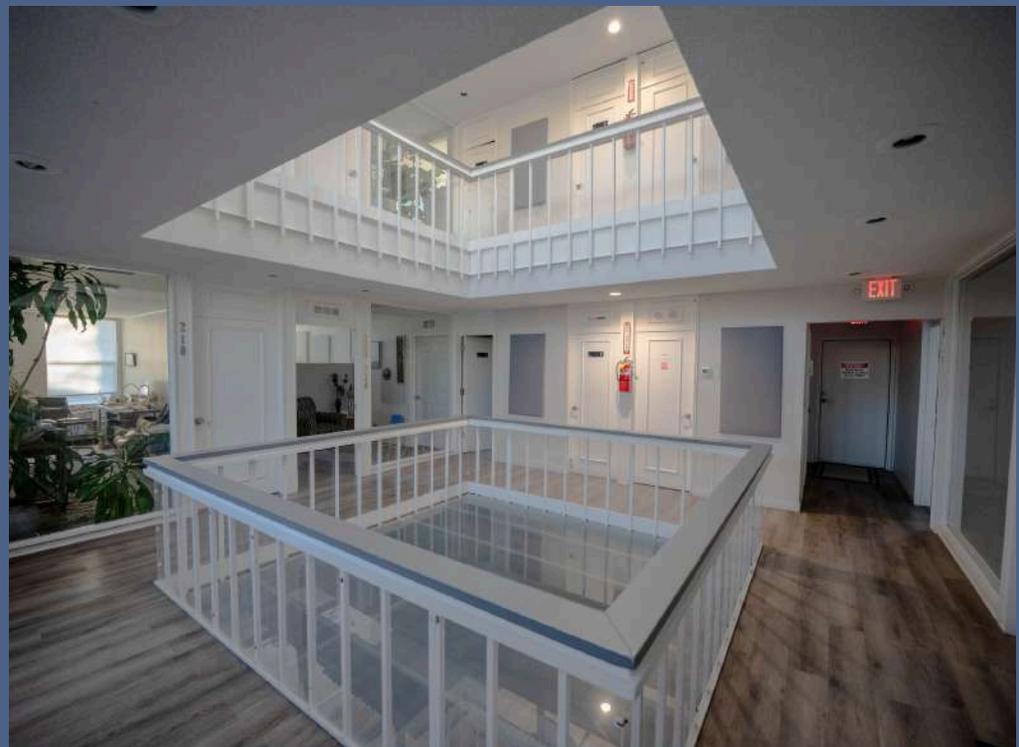


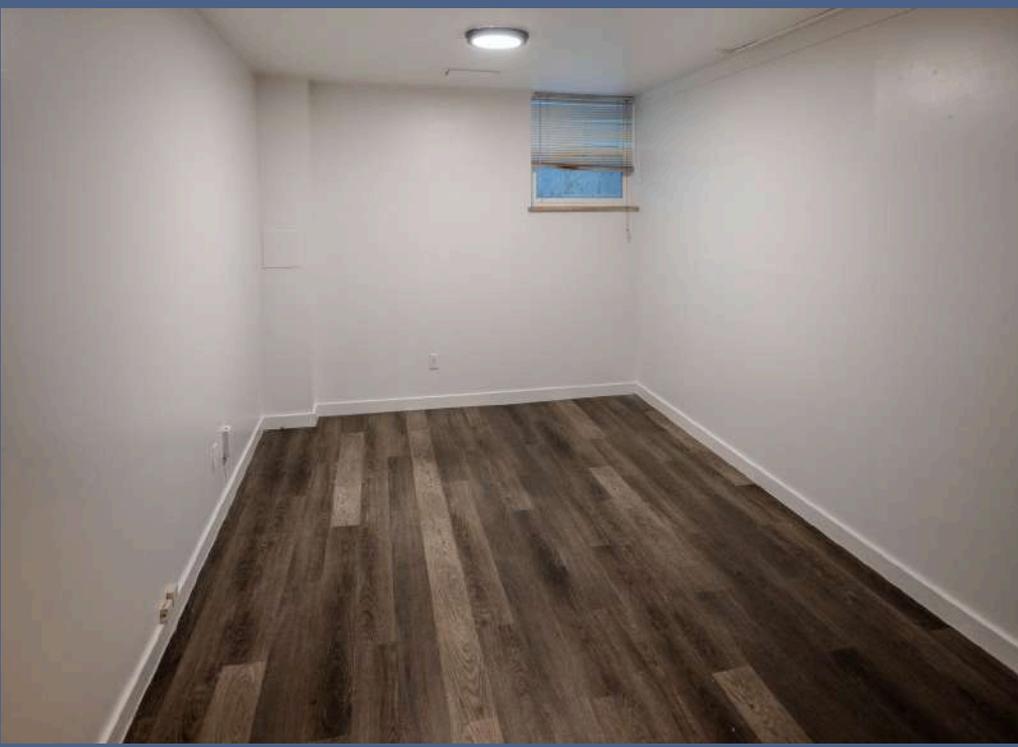
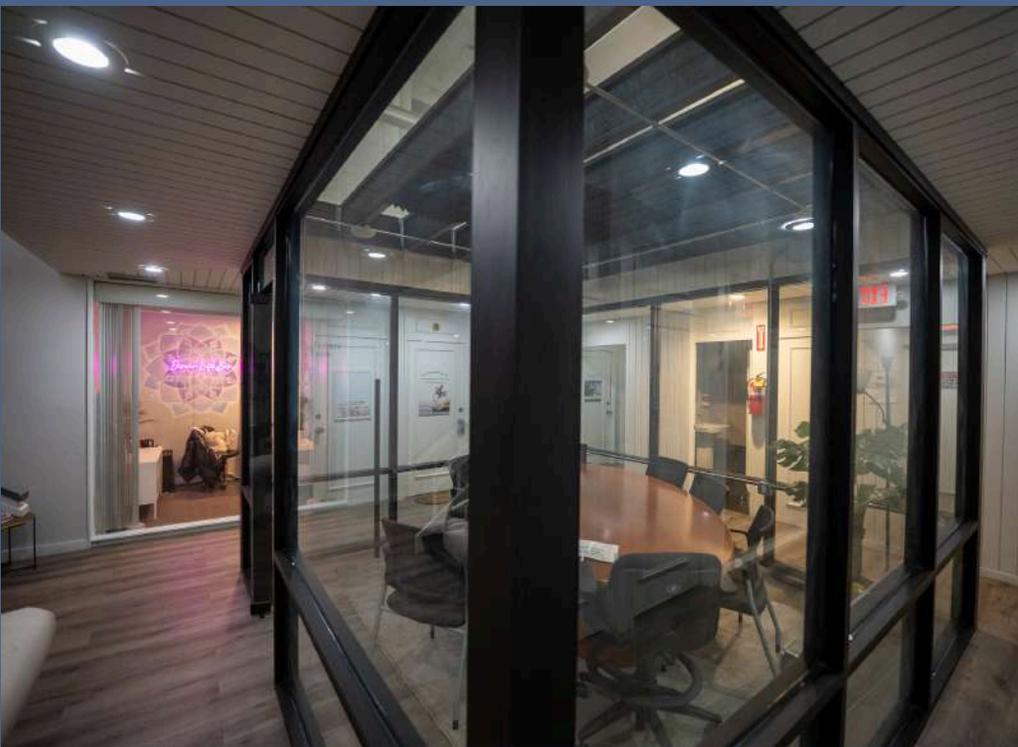
Property Description

Multi-tenant office property in Lakewood zoned M-E-U (Mixed Use – Employment), featuring a shared conference room and well-maintained common areas. The property benefits from prominent exposure along Kipling Street with over 40,000 vehicles per day, providing strong commuter visibility and excellent exposure of the monument signage . The suites can accommodate a variety of professional, medical, and service-oriented users. Recent interior and exterior upgrades enhance curb appeal, improve functionality, and elevate the overall tenant experience. With its adaptable layout, strong visibility, and favorable zoning, the property presents a compelling opportunity with long-term flexibility in a well-established Lakewood corridor.

Highlights

- 24 hour access
- Atrium
- Controlled access
- Conferencing facility
- Security system
- Skylights
- Kitchen
- Central heating and air conditioning
- Shower facilities
- Wi-Fi
- Hardwood floors
- Monument signage







Rent Roll

	Tenant	Monthly Rent	Deposit	Lease Form	Lease To
1A	Tenant 1	\$3,587.72	\$2,400.00	4/1/2023	11/30/2028
110	Tenant 2	\$500.00	\$500.00	4/1/2023	12/31/2023
120 & 130	Tenant 3	\$790.00	\$600.00	4/1/2023	11/30/2027
150	Tenant 4	\$500.00	\$500.00	8/1/2024	7/31/2026
210	Tenant 5	\$612.00	\$550.00	4/1/2023	4/30/2027
230	Tenant 6	\$610.00	\$575.00	4/1/2023	2/29/2028
260	Tenant 7	\$982.00	\$875.00	4/1/2023	8/31/2028
300	Tenant 8	\$735.00	\$700.00	4/1/2023	11/30/2027
310	Tenant 9	\$915.00	\$700.00	4/1/2023	9/30/2025
320	Tenant 10	\$464.00	\$425.00	4/1/2023	2/28/2027
330	Tenant 11	\$416.00	\$400.00	4/1/2023	8/31/2023
340B	Tenant 12	\$425.00	\$850.00	8/1/2024	9/30/2025
Unit 1: 1907 Kipling St	Tenant 13	\$2,300.00		1/30/2026	6/30/2026
140 & 160 & 220 & 240 & 245A & 250 & 340A	Vacant				
Total		\$10,536.72			



Take the Next Step

Contact US



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