

# 1074 S Alkire St

Lakewood, CO 80228



FOR LEASE

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Property Description

Take in sweeping views of the Denver skyline from this 580 square foot open office suite—an impressive backdrop that adds character to the space. Located in a quiet, elevated part of Lakewood, this suite offers a functional setup for a small business or solo professional.

The space includes a private side entrance, kitchenette, and shared access to restrooms. The open layout is ideal for a studio-style workspace, light operations, or a simple, flexible office setup.

Conveniently located just off Alameda Parkway, with easy access to 6th Avenue and C-470, the property offers quick connections to Denver, Golden, and the west metro area. Nearby amenities include King Soopers, Natural Grocers, restaurants, and gas stations along Alameda and Union Blvd.

A solid option for those looking for efficient space in a scenic, well-connected location.

Offering Summary

Lease Rate:	\$11.33 SF
CAM Rate:	\$11.40 SF
Available SF:	528 SF
Building Size:	1,658 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	472	1,253	5,226
Total Population	1,024	2,785	11,879
Average HH Income	\$133,657	\$127,788	\$125,663



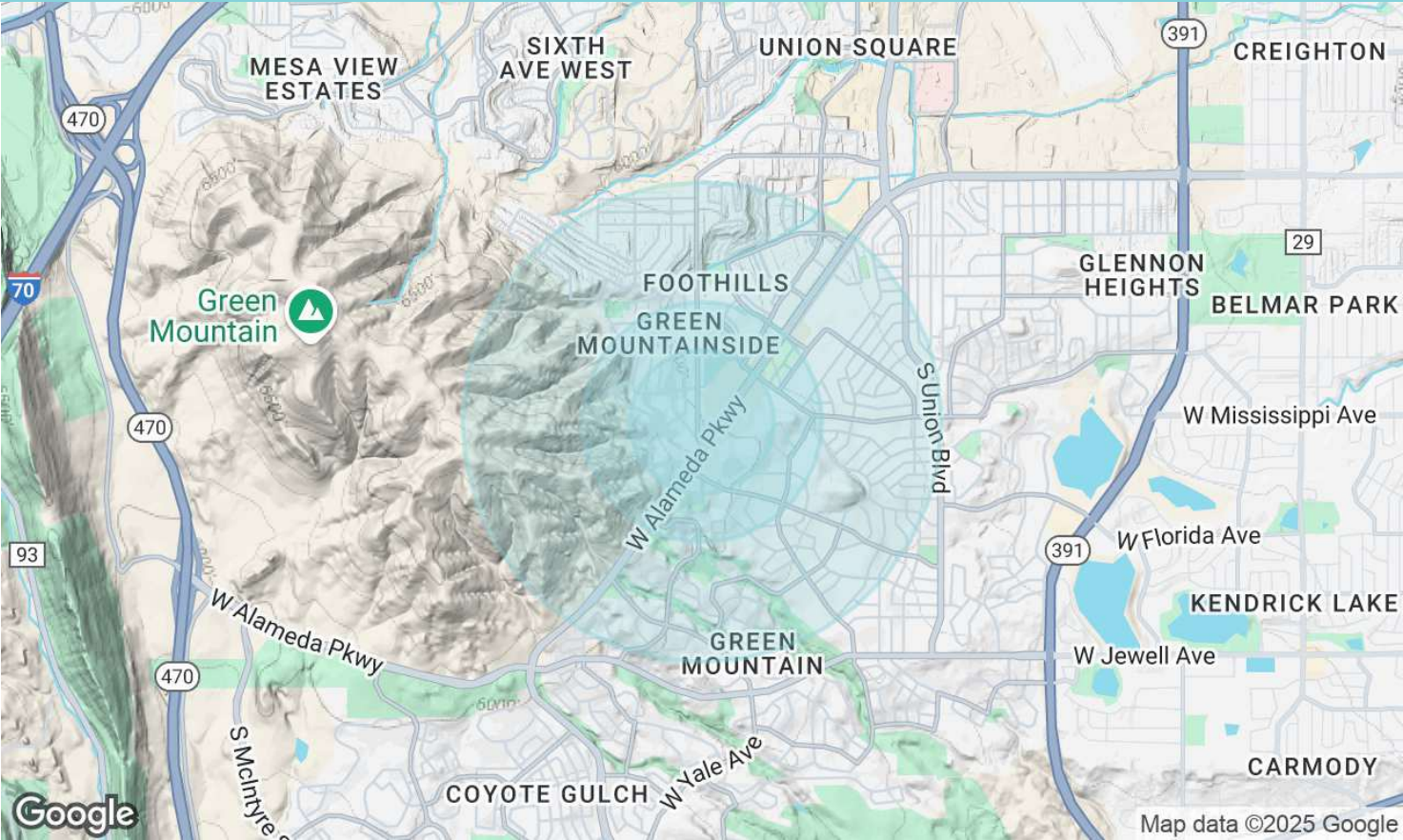
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,024	2,785	11,879
Average Age	45	44	44
Average Age (Male)	44	43	42
Average Age (Female)	45	45	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	472	1,253	5,226
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$133,657	\$127,788	\$125,663
Average House Value	\$674,578	\$654,627	\$666,499

Demographics data derived from AlphaMap



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