

**1901 Kipling St**  
Lakewood, CO

**FOR SALE**



**Manuel Martin**  
970-698-0188  
[manuel@stepcre.com](mailto:manuel@stepcre.com)

**James Bealer**  
936-444-5277  
[james@stepcre.com](mailto:james@stepcre.com)

**STEP**  
COMMERCIAL



### 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

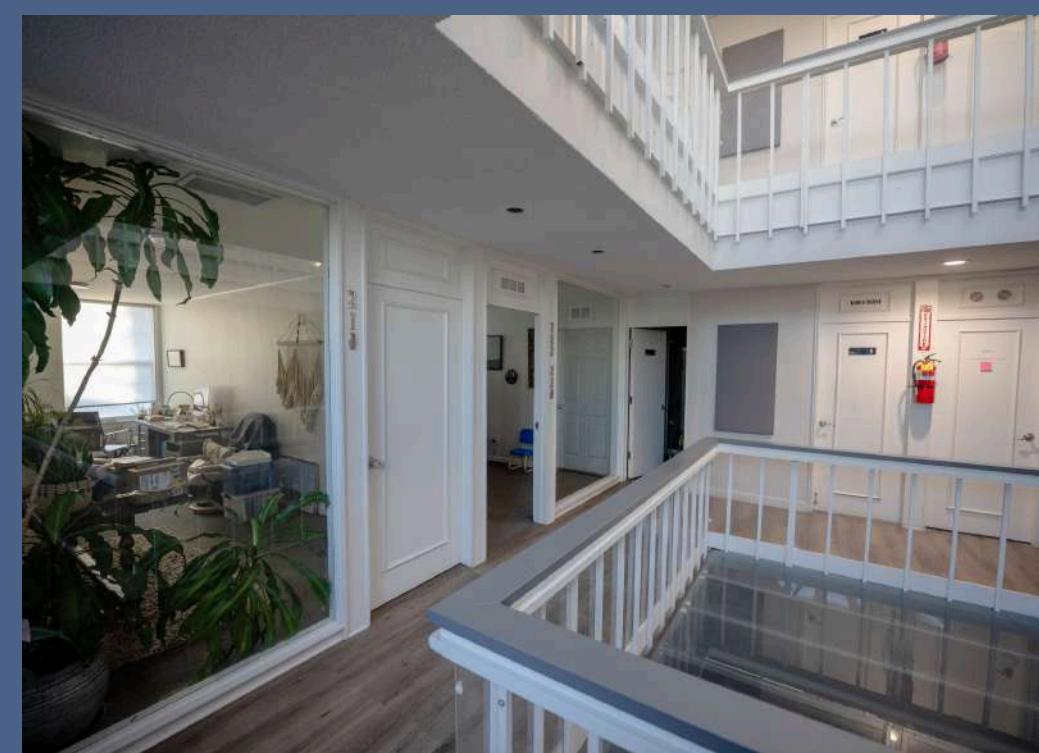
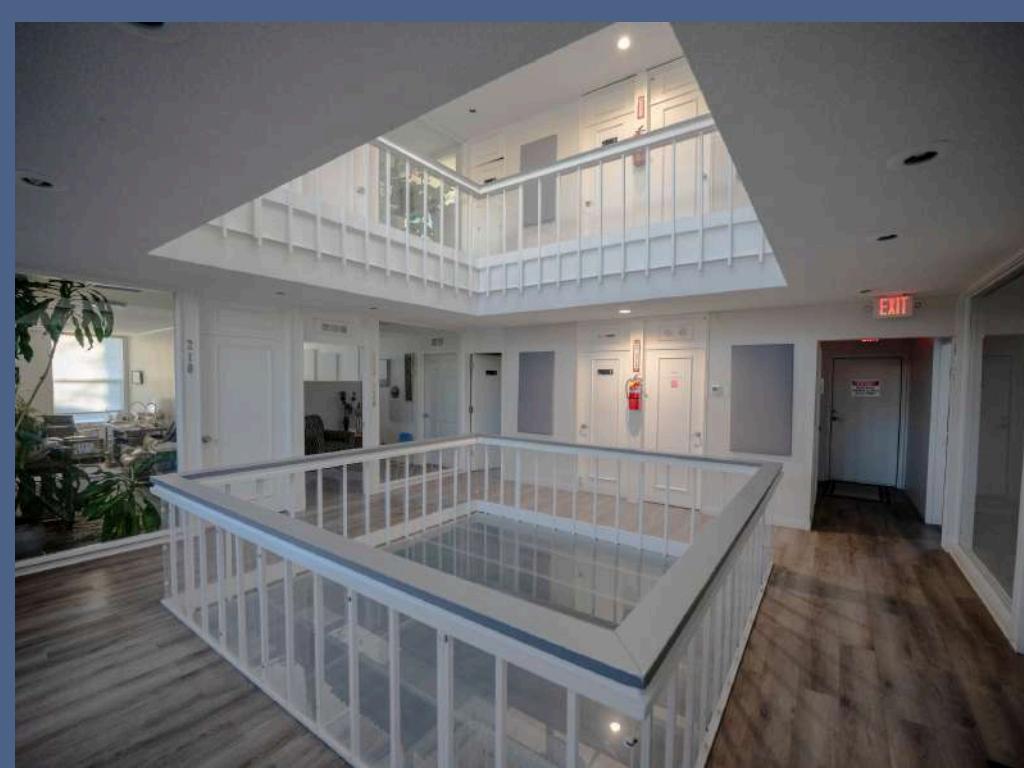


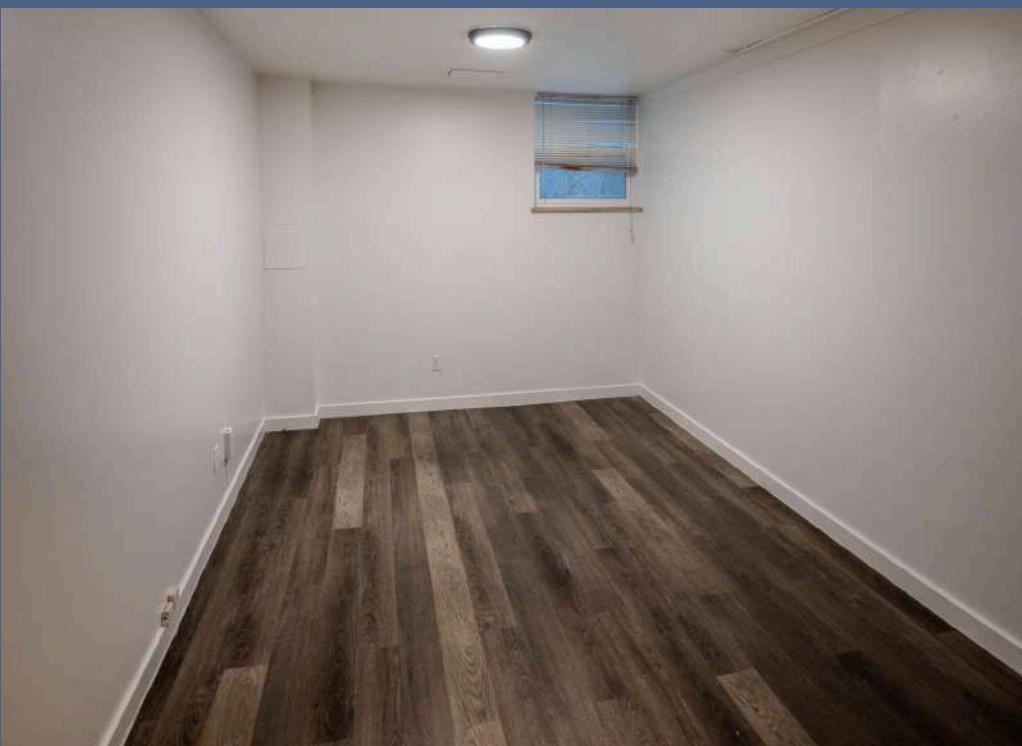
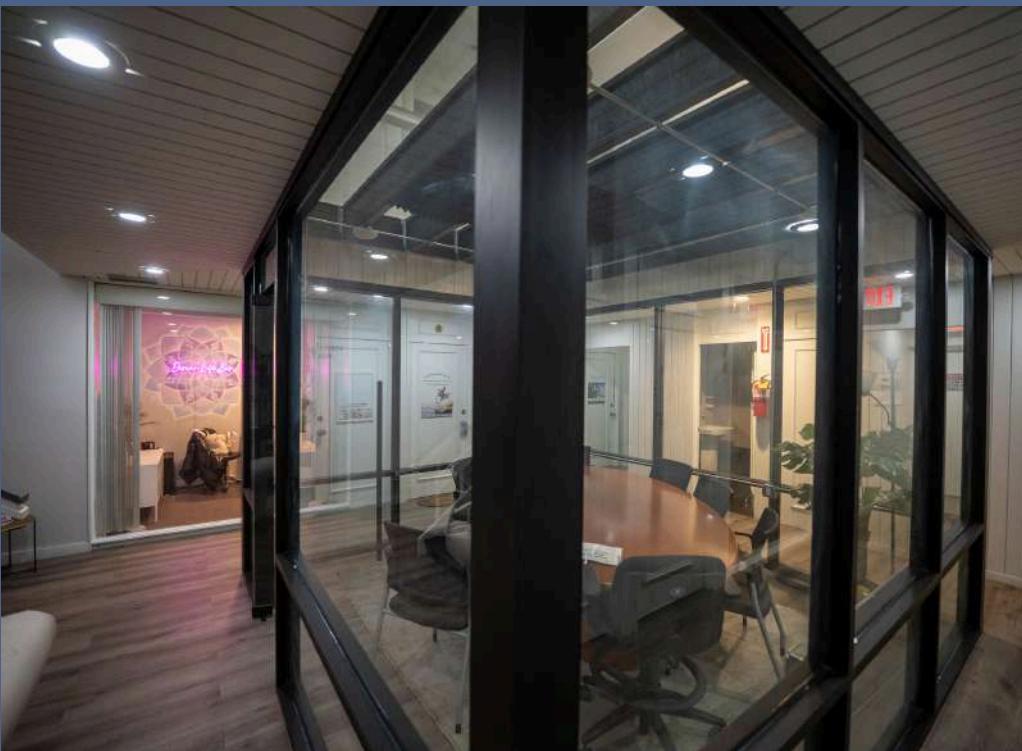
## Property Description

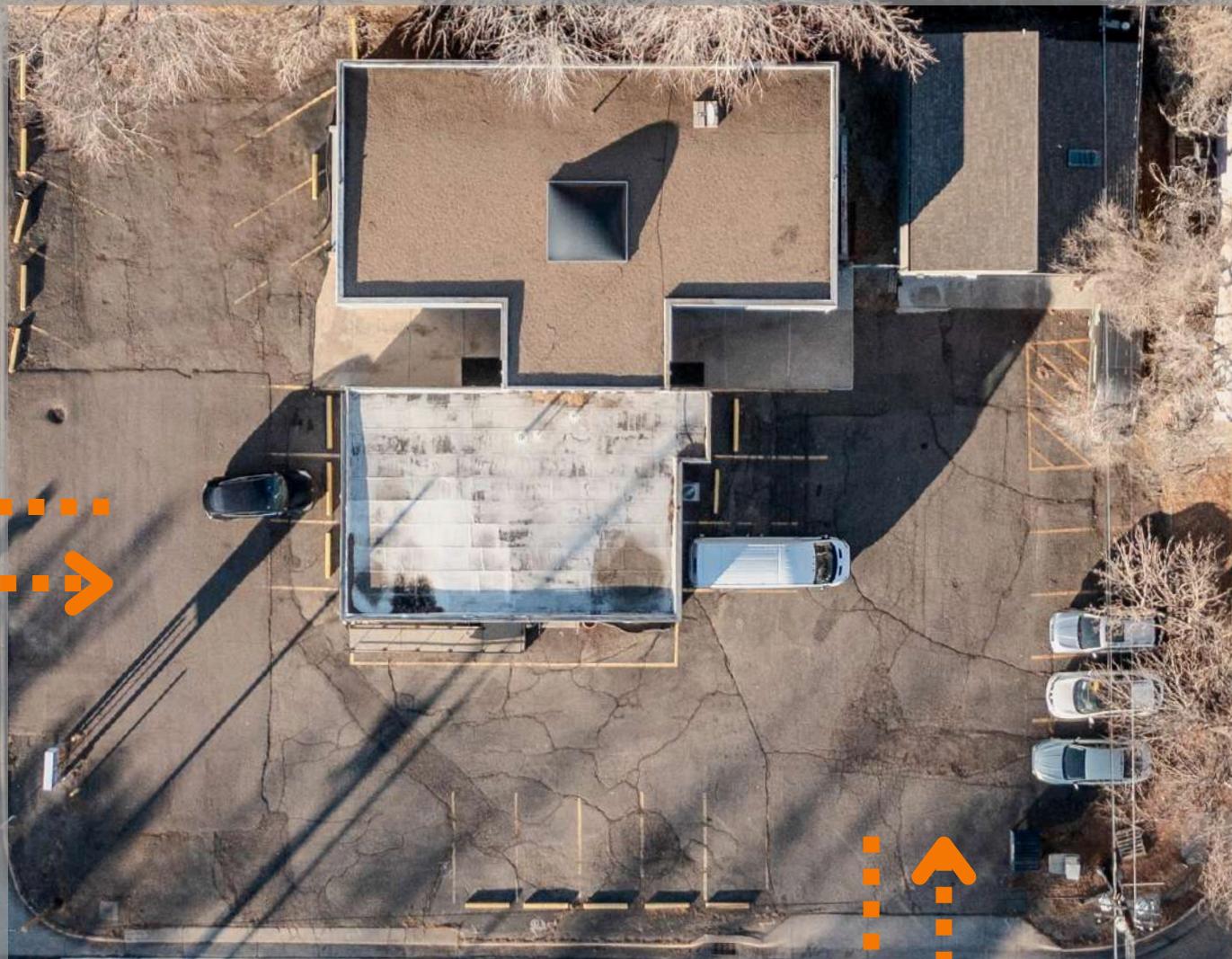
Multi-tenant office property in Lakewood zoned M-E-U (Mixed Use – Employment), featuring a shared conference room and well-maintained common areas. The property benefits from prominent exposure along Kipling Street with over 40,000 vehicles per day, providing strong commuter visibility and excellent 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	Kim Attea	\$3,587.72	\$2,400.00	4/1/2023	11/30/2028
110	Denver Lash Bar,LLC	\$500.00	\$500.00	4/1/2023	12/31/2023
120 & 130	Melissa Weinland	\$790.00	\$600.00	4/1/2023	11/30/2027
150	Activ8 & Elev8 Inc	\$500.00	\$500.00	8/1/2024	7/31/2026
210	Anne Zorich	\$612.00	\$550.00	4/1/2023	4/30/2027
230	LLE Counseling LLC	\$610.00	\$575.00	4/1/2023	2/29/2028
260	Golden Root Acupuncture	\$982.00	\$875.00	4/1/2023	8/31/2028
300	Deborah Byers	\$735.00	\$700.00	4/1/2023	11/30/2027
310	Amy Hill	\$915.00	\$700.00	4/1/2023	9/30/2025
320	Golden Heart Foundation	\$464.00	\$425.00	4/1/2023	2/28/2027
330	Michael Cervantes	\$416.00	\$400.00	4/1/2023	8/31/2023
340B	Nadima Safi	\$425.00	\$850.00	8/1/2024	9/30/2025
Unit 1: 1907 Kipling St	Garage Aeroseal LLC	\$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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