

1620 Kipling

1620 KIPLING ST
LAKEWOOD, CO 80215

FOR LEASE

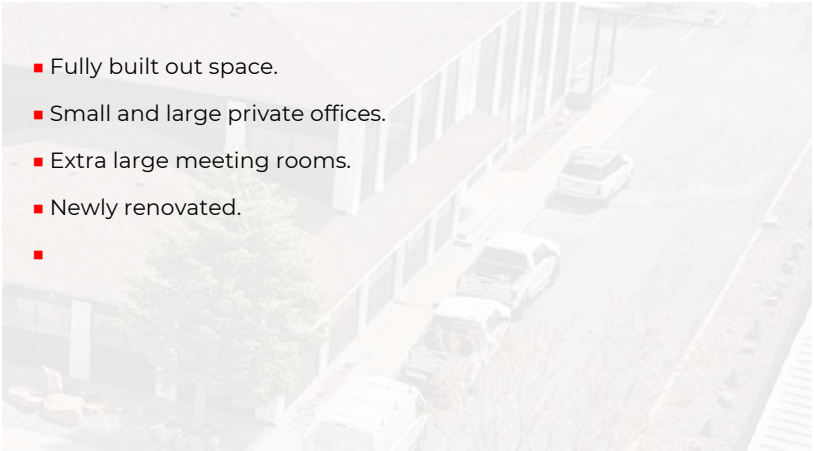


PROPERTY SUMMARY

Elevate your business operations with this expansive 6,500-square-foot office space, ideally designed for productivity and collaboration. Situated in a prime location, this office boasts modern amenities and a professional atmosphere perfect for growing businesses.

- Fully built out space.
- Small and large private offices.
- Extra large meeting rooms.
- Newly renovated.
-

Building SqFt	13,179 SqFt
Year Built	1984
Lot Size (SF)	30,240.00 SqFt
Parcel ID	39-343-08-008
Zoning Type	Commercial
County	Jefferson
Frontage	0.00 Ft
Coordinates	39.742750,-105.108705



NEZAR AWEIDA
 Broker Owner
 Mobile: 303-888-8878
 naweida@remax.net
 License #: 025758

ALFREDO SALCEDO
 Broker
 Direct: 720-369-0408
 Alfredo@alfredosalcedo.com
 License #: 041449



RE/MAX Leaders
 12600 E Arapahoe Rd Unit B
 Centennial, CO 80112
 Office: 303-834-1144
 Nezar Aweida

1620 Kipling

1620 KIPLING ST
LAKEWOOD, CO 80215

FOR LEASE

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#2nd Floor	Office	\$ 20.00 Annual	FSC	6,589 SF	Negotiable



NEZAR AWEIDA
Broker Owner
Mobile: 303-888-8878
naweida@remax.net
License #: 025758

ALFREDO SALCEDO
Broker
Direct: 720-369-0408
Alfredo@alfredosalcedo.com
License #: 041449

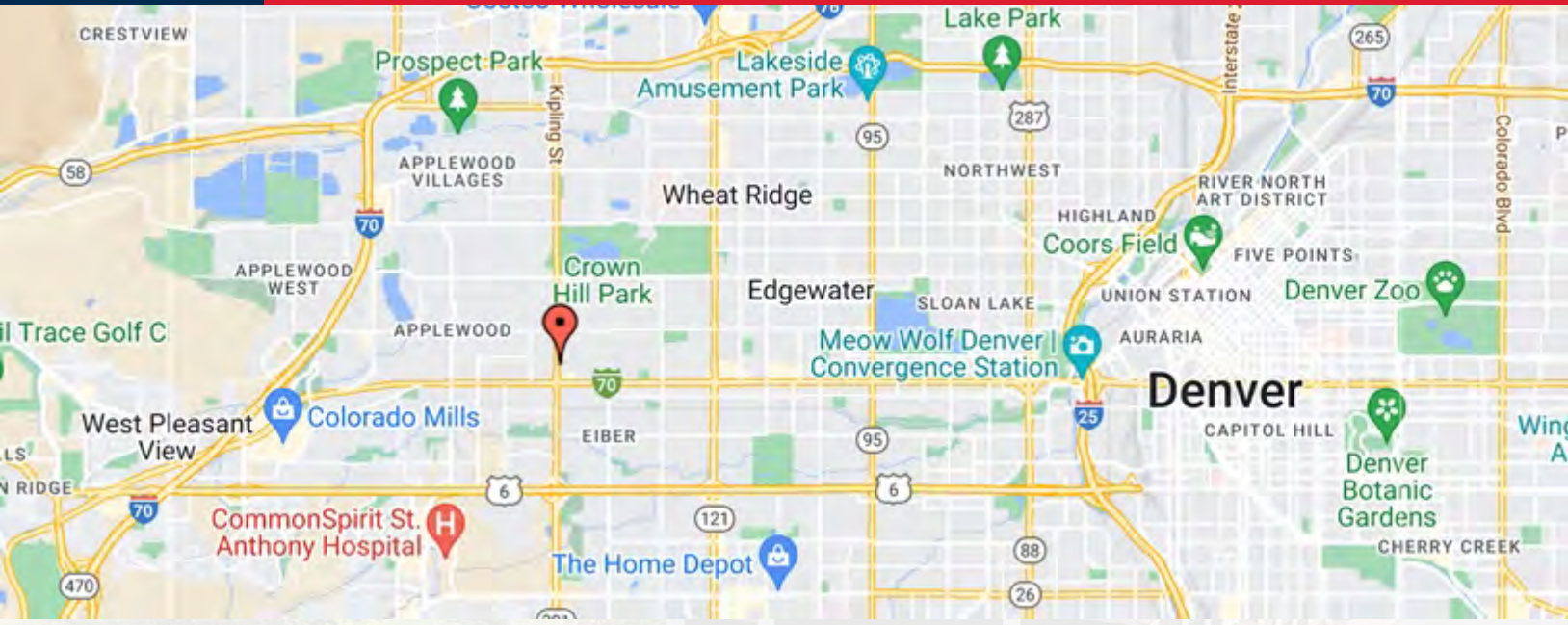


RE/MAX Leaders
12600 E Arapahoe Rd Unit B
Centennial, CO 80112
Office: 303-834-1144
Nezar Aweida

1620 Kipling

1620 KIPLING ST
LAKEWOOD, CO 80215

FOR LEASE



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,544	100,471	300,109
2010 Population	10,943	95,457	291,590
2023 Population	12,857	107,410	323,424
2028 Population	13,492	110,056	328,307
2023-2028 Growth Rate	0.97 %	0.49 %	0.3 %
2023 Daytime Population	16,431	130,930	321,160

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,189	43,376	120,931
2010 Total Households	5,043	42,357	122,718
2023 Total Households	5,972	47,885	140,558
2028 Total Households	6,380	49,729	144,489
2023 Average Household Size	2.12	2.19	2.27
2023 Owner Occupied Housing	2,883	24,178	76,213
2028 Owner Occupied Housing	3,047	25,479	79,689
2023 Renter Occupied Housing	3,089	23,707	64,345
2028 Renter Occupied Housing	3,333	24,250	64,801
2023 Vacant Housing	460	2,926	8,913
2023 Total Housing	6,432	50,811	149,471

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	439	4,511	12,891
\$15000-24999	251	2,637	7,199
\$25000-34999	371	3,439	9,345
\$35000-49999	830	5,593	14,780
\$50000-74999	1,311	7,981	21,536
\$75000-99999	852	6,334	18,717
\$100000-149999	1,027	8,435	26,325
\$150000-199999	556	4,453	14,768
\$200000 or greater	335	4,502	14,990
Median HH Income	\$ 69,333	\$ 74,045	\$ 79,823
Average HH Income	\$ 94,966	\$ 105,015	\$ 111,291

NEZAR AWEIDA
Broker Owner
Mobile: 303-888-8878
naweida@remax.net
License #: 025758

ALFREDO SALCEDO
Broker
Direct: 720-369-0408
Alfredo@alfredosalcedo.com
License #: 041449



RE/MAX Leaders
12600 E Arapahoe Rd Unit B
Centennial, CO 80112
Office: 303-834-1144
Nezar Aweida

1620 Kipling

1620 KIPLING ST
LAKEWOOD, CO 80215

FOR LEASE



NEZAR AWEIDA

Broker Owner

Mobile: 303-888-8878

naweida@remax.net

License #: 025758

ALFREDO SALCEDO

Broker

Direct: 720-369-0408

alfredo@alfredosalcedo.com

License #: 041449

RE/MAX Leaders

12600 E Arapahoe Rd Unit B
Centennial, CO 80112

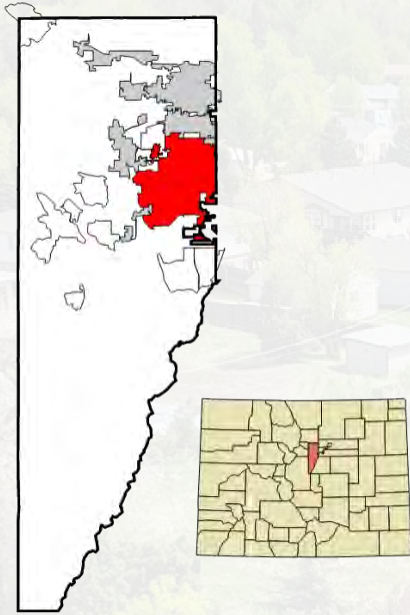
Office: 303-834-1144
Nezar Aweida



1620 Kipling

1620 KIPLING ST
LAKEWOOD, CO 80215

FOR LEASE



CITY OF LAKEWOOD

COUNTY JEFFERSON

AREA

CITY 44.6 SQ MI
LAND 43.5 SQ MI
WATER 1.2 SQ MI
ELEVATION 5518 FT

POPULATION

POPULATION 155,984
RANK 5
DENSITY 3,588.00 SQ MI

ABOUT LAKEWOOD

Lakewood is the home rule municipality that is the most populous municipality in Jefferson County, Colorado, United States. The city population was 155,984 at the 2020 U.S. Census, making Lakewood the fifth most populous city in Colorado and the 167th most populous city in the United States. Lakewood is a suburb of Denver and is a principal city of the Denver–Aurora–Lakewood, CO Metropolitan Statistical Area and a major city of the Front Range Urban Corridor.



NEZAR AWEIDA

Broker Owner

Mobile: 303-888-8878

naweida@remax.net

License #: 025758

ALFREDO SALCEDO

Broker

Direct: 720-369-0408

Alfredo@alfredosalcedo.com

License #: 041449

RE/MAX Leaders

12600 E Arapahoe Rd Unit B
Centennial, CO 80112

Office: 303-834-1144
Nezar Aweida



1620 Kipling

1620 KIPLING ST
LAKEWOOD, CO 80215

FOR LEASE



NEZAR AWEIDA

Broker Owner

Mobile: 303-888-8878

naweida@remax.net

License #: 025758

ALFREDO SALCEDO

Broker

Direct: 720-369-0408

Alfredo@alfredosalcedo.com

License #: 041449



RE/MAX Leaders

12600 E Arapahoe Rd Unit B
Centennial, CO 80112

Office: 303-834-1144
Nezar Aweida