

1315 Nelson St.

Lakewood, CO 80215

MULTI-TENANT OFFICE/ WAREHOUSE FOR LEASE

2 x 2,325 SF

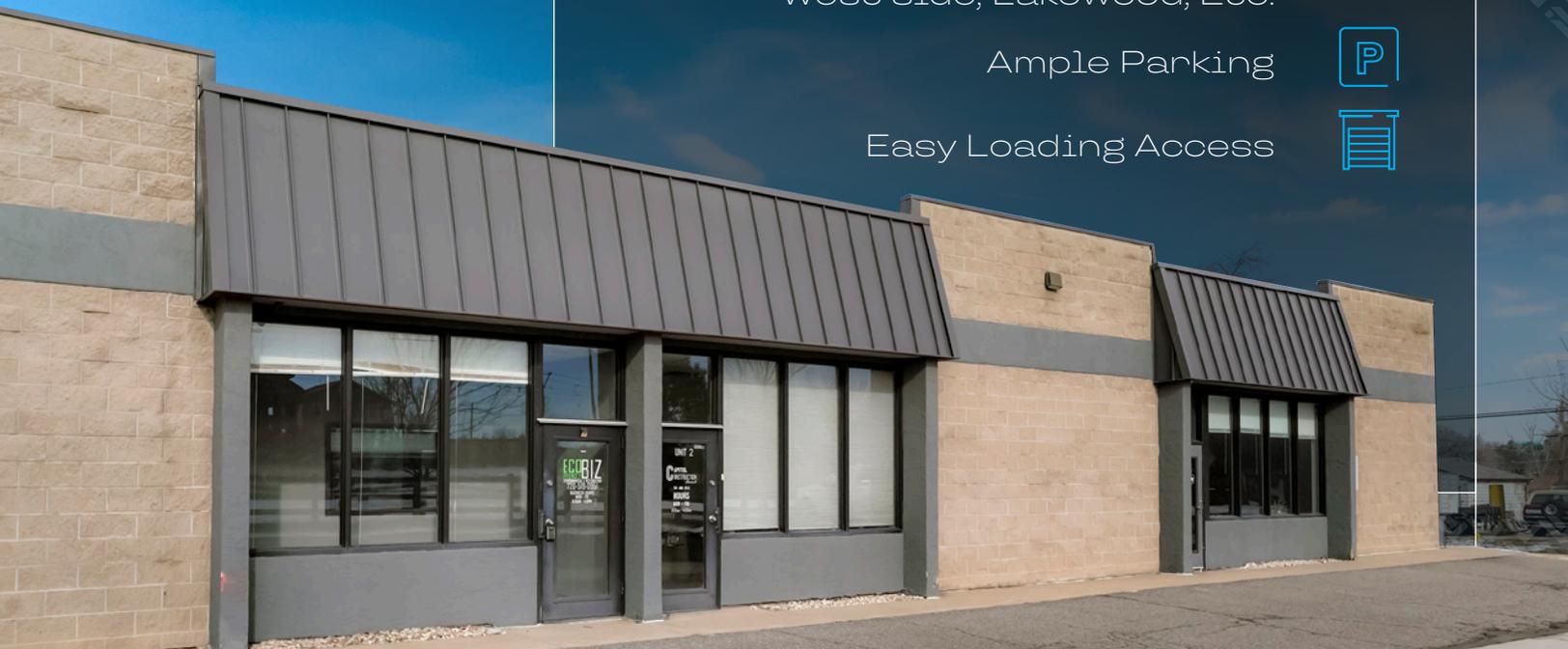
Great Metro Denver Location
with Access to Downtown, the
West side, Lakewood, Etc.



Ample Parking



Easy Loading Access



Matthew Marcus

Senior Broker
+1 720 833 4639
matthew.marcus@colliers.com

Kristjan Danis

Senior Broker
+1 303 283 1379
kristjan.danis@colliers.com

Alexandra Novo

Transaction Manager
+1 305 215 2657
alexandra.novo@colliers.com



This multi-tenant office/warehouse is located off of Kipling and West Colfax Avenue. There are currently two 2,325 SF spaces available. The units have 12' ceiling clearance and each is served by a 10' x 10' drive in loading door.

LEASE RATE:

\$13.50 PSF + NNN

PROPERTY DETAILS



Zoning:
M-G-T



Clear Height:
12'



Sprinklers:
Yes



Year Built:
1982



Parking Ratio:
2.40/1,000 SF

1315 Nelson St.

Lakewood, CO 80215

UNIT 1 | 2,325 SF

Office: ~1,000 SF

Warehouse: ~1,325 SF

Loading: One 10'x10' Drive-In

Parking: 4 (2 in front, 2 in rear)

Estimated NNN: \$4.83/SF

- Hard to find mid-sized flex space
- Office buildout includes bullpen area, 2 private offices (could be 1 private and conference room) as well as kitchenette
- Clean warehouse space
- 2 bathrooms
- Concrete floors

UNIT 3 | 2,325 SF

Office: ~1,100 SF

Warehouse: ~1,225 SF

Loading: One 10'x10' Drive-In

Parking: 4 (2 in front, 2 in rear)

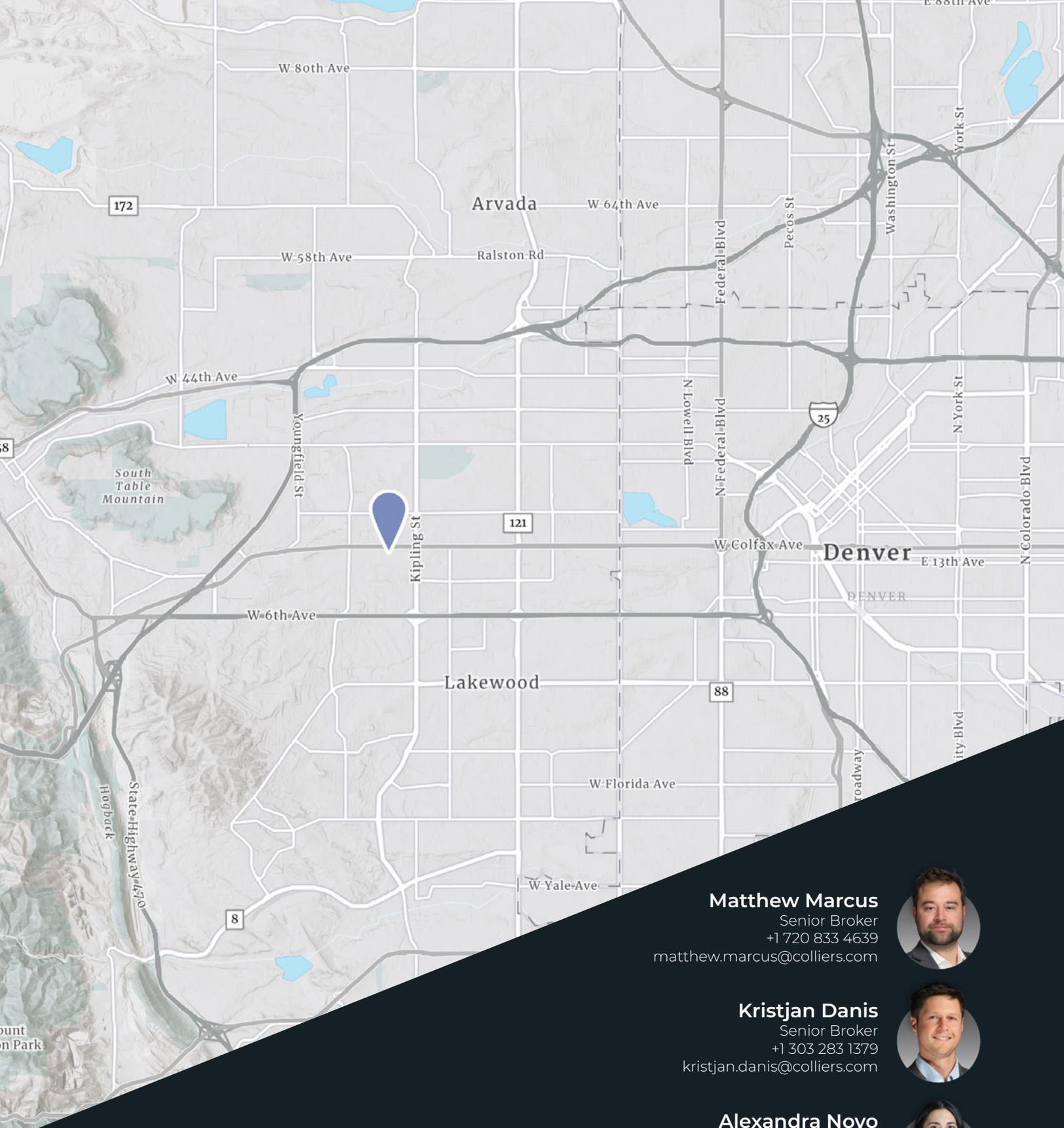
Estimated NNN: \$3.83/SF

- Hard to find mid-sized flex space
- Great office buildout (one open bullpen and one private office)
- Small kitchenette in warehouse
- 2 bathrooms, office (ADA) and warehouse
- Sealed concrete floors



NELSON ST.

W. RAIL RD.



4643 S. Ulster Street, Ste. 1000
Denver, CO 80237

+1 303 745 5800
colliers.com/denver

Matthew Marcus

Senior Broker
+1 720 833 4639
matthew.marcus@colliers.com



Kristjan Danis

Senior Broker
+1 303 283 1379
kristjan.danis@colliers.com



Alexandra Novo

Transaction Manager
+1 305 215 2657
alexandra.novo@colliers.com



This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Pricing, terms, and availability are subject to change and/or withdrawal without notice.