

Fully Leased Office Investment or Owner/User Opportunity

300 W LAKE AVENUE, WOODLAND PARK, COLORADO 80863



Overview

300 W Lake Avenue offers a rare opportunity to acquire a fully occupied office building in the heart of Woodland Park, Colorado. The property is well-maintained and features excellent visibility, ample parking, and a functional layout ideal for professional office users. With strong in-place leases and a diverse tenant mix, the building provides reliable, stable income in a market with limited commercial supply.

This asset presents flexibility for both investors and potential owner/users. Existing leases provide income stability, while the building's size, configuration, and prime location make it an excellent long-term home for a business seeking to occupy all or part of the property in the future. Located in a growing mountain community just minutes from Colorado Springs, 300 W Lake Avenue benefits from steady tenant demand and long-term appreciation potential—making it a compelling opportunity for either an investor or an owner/user.

Highlights

- Fully Occupied
- Value Add
- Diverse Tenant Mix
- New Roof in 2018
- New HVAC Units in 2021
- New Sewage Pipe in 2020
- New Parking Lot in 2020

Property Details

	Sales Price \$600,000		Zoning WP
	Building Size 4,936 SF		Lot Size 0.26 Acres

Rev: November 7, 2025



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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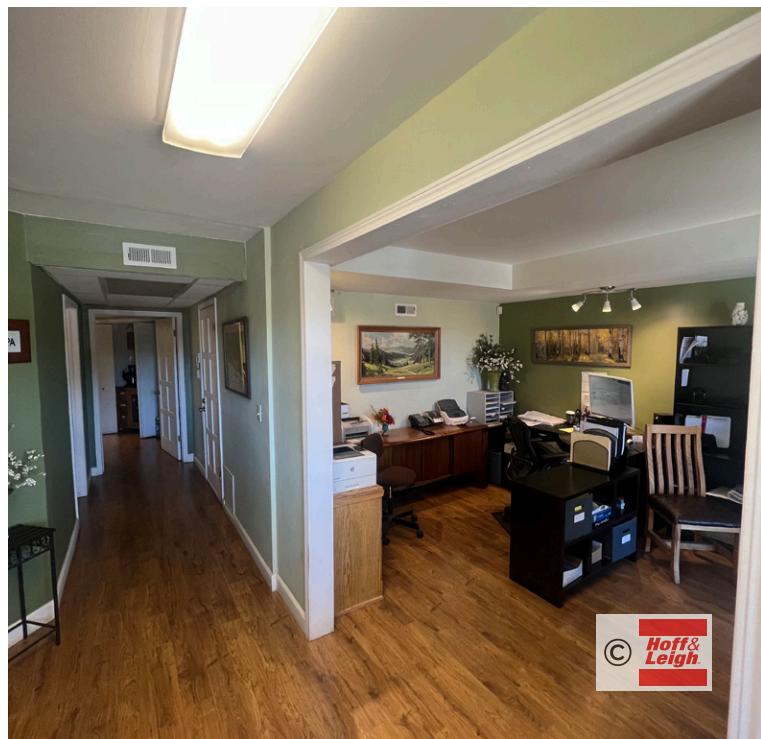


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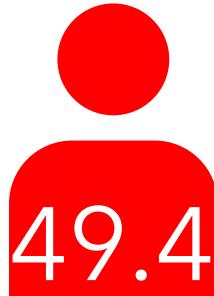
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DEMOGRAPHICS



11,491
Population



49.4
Median Age



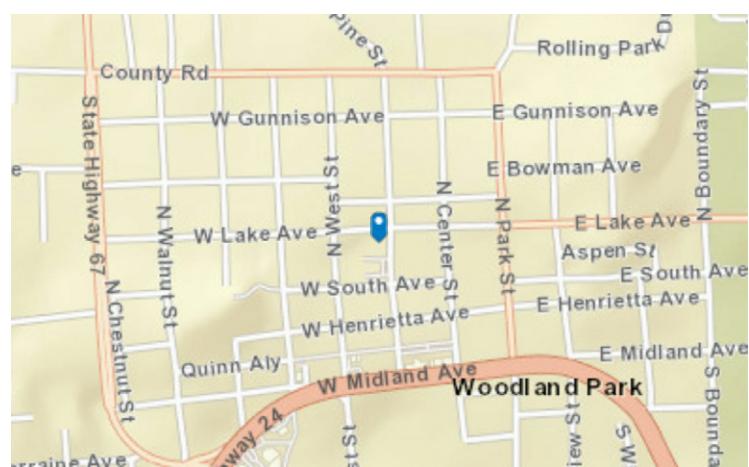
Average
Household Size



\$89,244
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
N Center St	499	0.1
W Henrietta Ave	688	0.1
W Gunnison Ave	923	0.1
W Gunnison Ave	56	0.1
W Henrietta Ave	1,632	0.2



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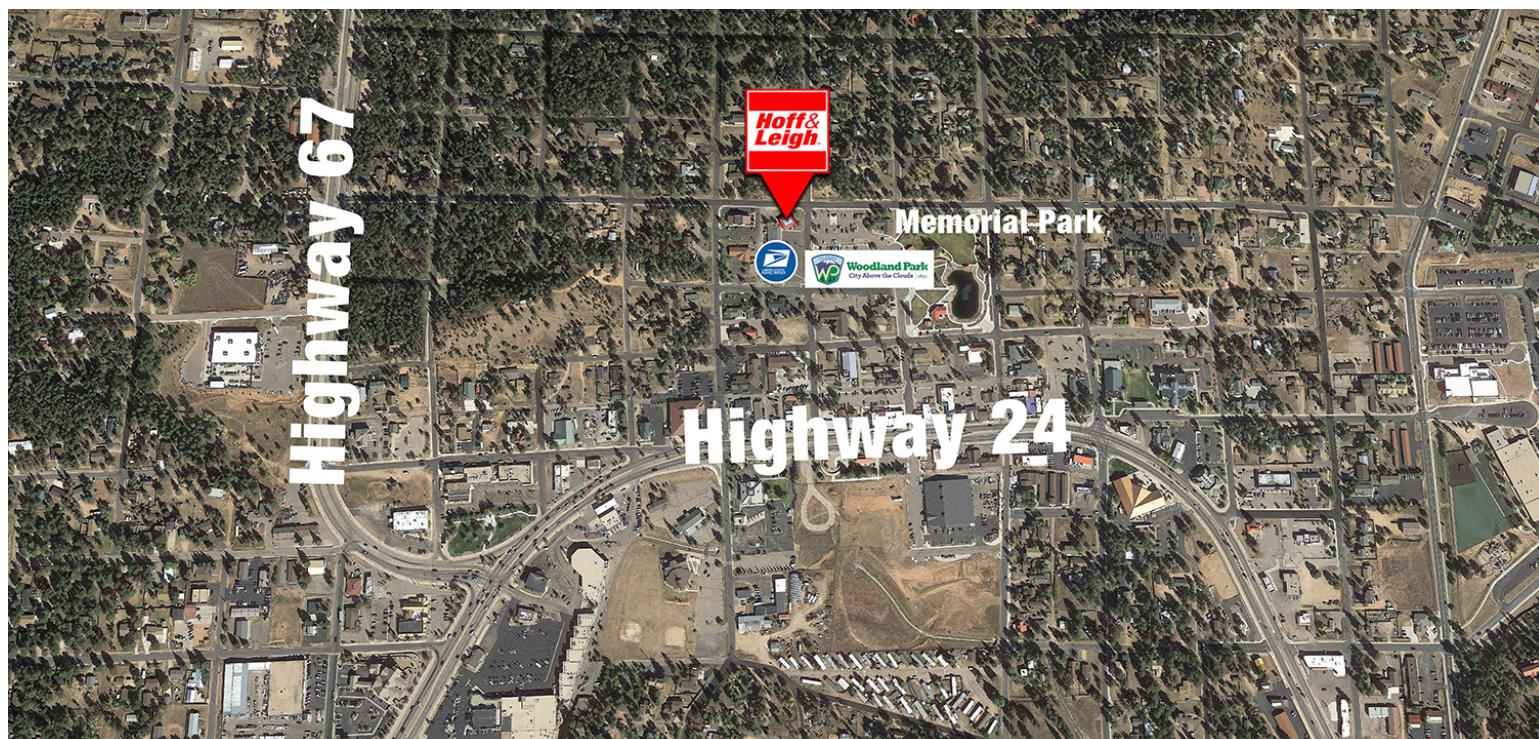


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