

1667 Cole Blvd

Lakewood, CO 80401



SUB-LEASE

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BellStreet

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For Lease

1667 Cole Boulevard Lakewood, CO 80401



Property Description

Experience the epitome of modern office space at 1667 Cole Boulevard, Lakewood, CO. This impeccably designed property offers a seamless blend of functionality and aesthetics, featuring state-of-the-art facilities and versatile floor plans to accommodate a range of business needs. With abundant natural light, expansive views, and thoughtfully curated communal areas, this space fosters a collaborative and inspiring work environment. The property's strategic location provides easy access to major transportation routes, ensuring convenience for both employees and clients. Elevate your business presence with the sophisticated design and unbeatable amenities available at this premier office address.

Property Highlights

- Modern Office Space
- State-of-the-art Facilities and Amenities
- Abundant Natural Light
- 4 Private Offices & Bullpen
- Conference Room

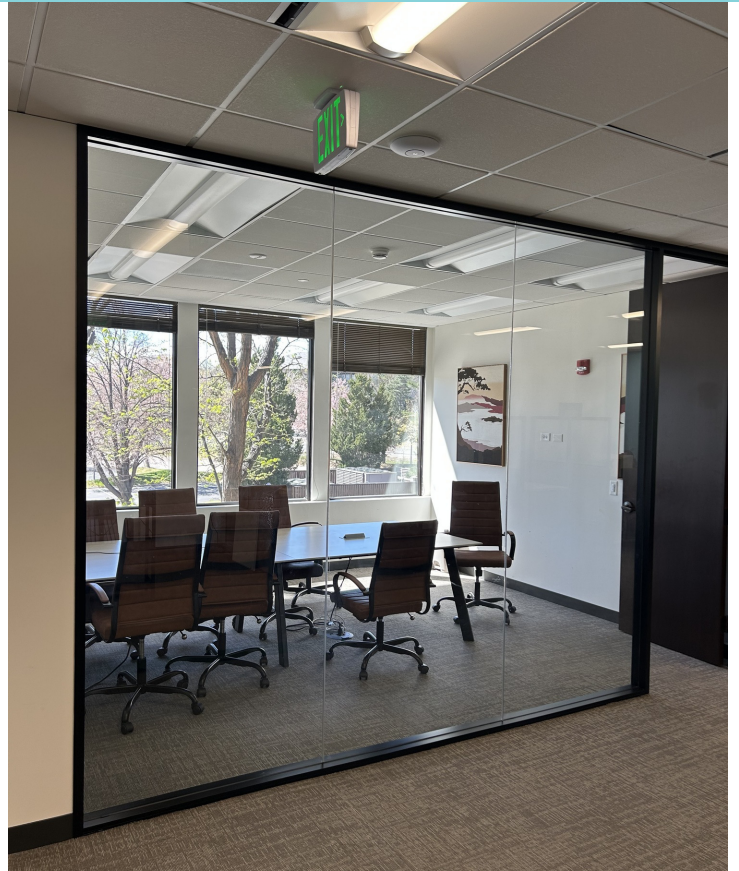
Offering Summary

Lease Rate:	\$28 SF/yr (Full Service)
Available SF:	1,921 SF
Lot Size:	4.49 Acres
Building Size:	94,960 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	129	524	2,776
Total Population	302	1,267	7,027
Average HH Income	\$177,528	\$175,920	\$159,083

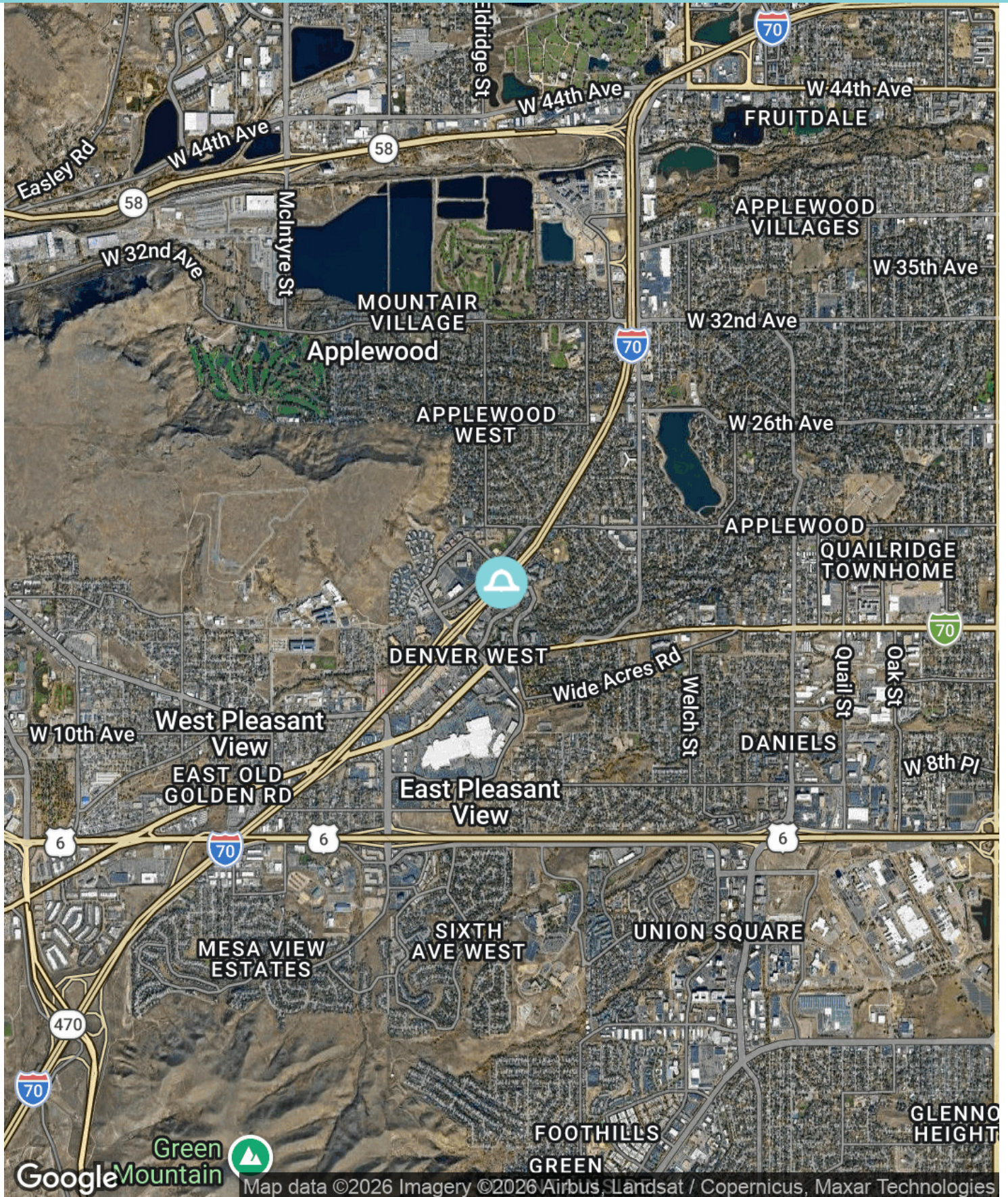
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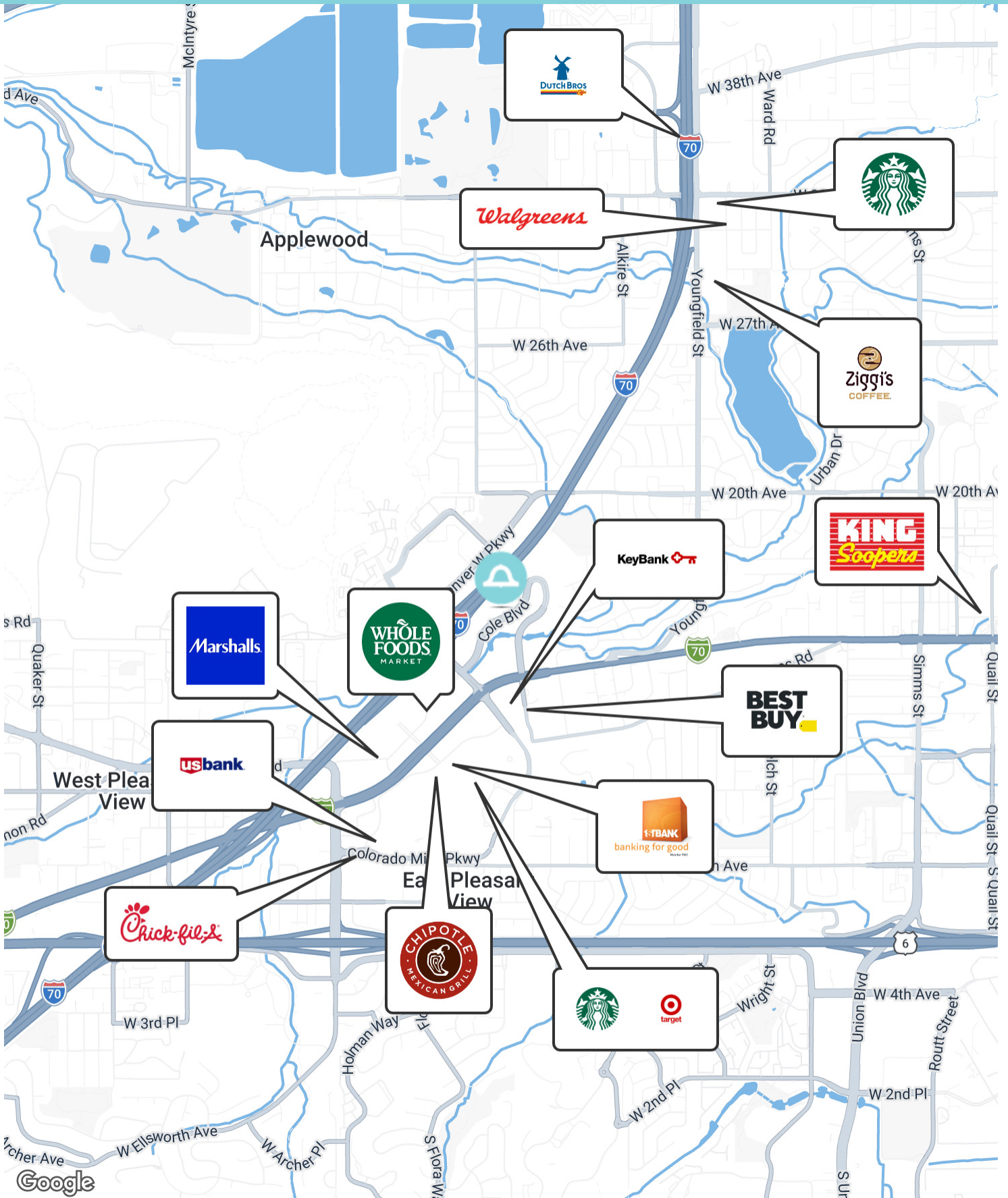
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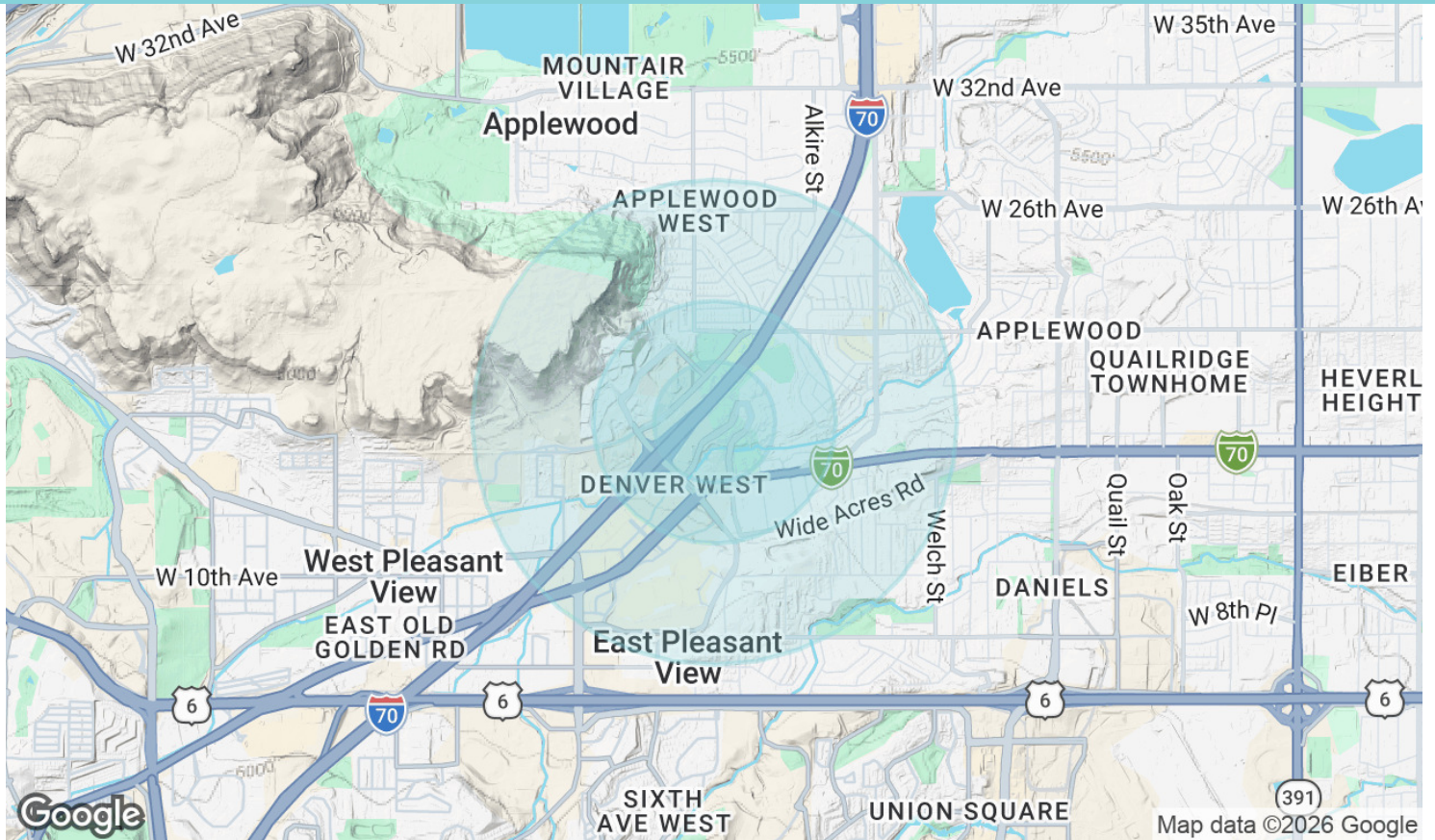
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Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	302	1,267	7,027
Average Age	40.9	41.9	42.1
Average Age (Male)	43.9	44.0	42.9
Average Age (Female)	40.4	41.8	42.1

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	129	524	2,776
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$177,528	\$175,920	\$159,083
Average House Value	\$799,497	\$774,777	\$711,959

2023 American Community Survey (ACS)

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