

# 7585 W Arkansas Avenue

Lakewood, CO 80232



FOR LEASE

**Sam Knox**  
720.440.1975  
s.knox@bellstreet.com

  
**BellStreet**

*The brokerage makes no representations or warranties regarding accuracy or completeness. All parties should verify independently. No liability is assumed for errors, omissions, or disc*

# For Lease

7585 West Arkansas Avenue Lakewood, CO 80232



## Property Description

Discover a premier leasing opportunity at this impressive property in Lakewood, CO. Boasting modern amenities and flexible floor plans, this well-maintained building offers a professional and inviting environment for businesses of all sizes. With ample parking, high-speed internet connectivity, and customizable spaces, the property provides the ideal setting to support your company's unique needs and growth. From sleek common areas to efficient layouts, every detail has been carefully considered to enhance productivity and elevate the workplace experience. Join the ranks of successful tenants in this sought-after location, and elevate your business in a space that reflects your vision and ambition.

## Property Highlights

- Flexible floor plan
- Ample parking
- High-speed internet connectivity
- Professional and inviting environment
- Efficient layouts
- Well-maintained building

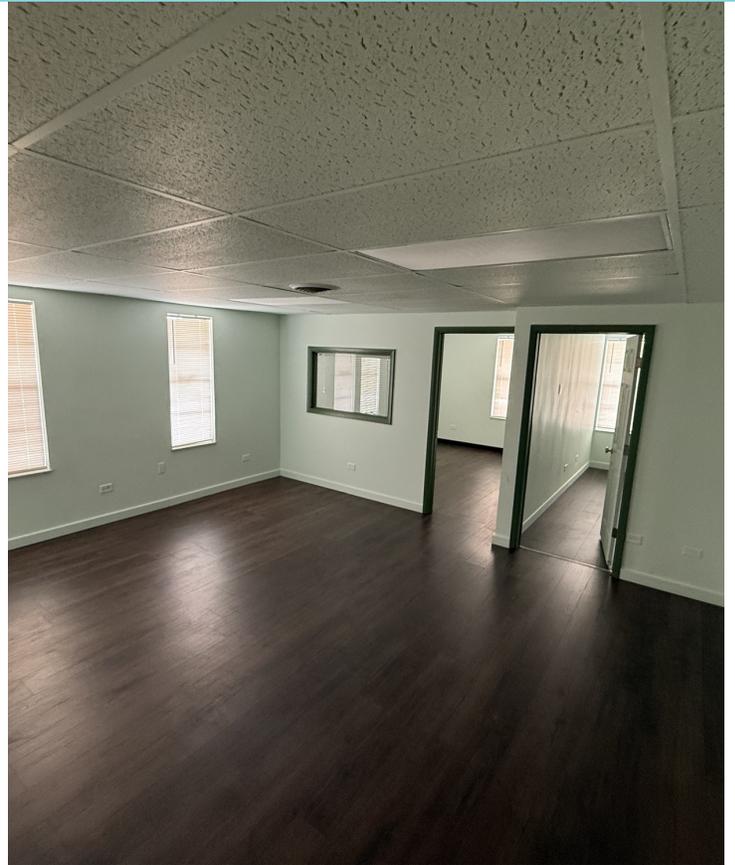
## Offering Summary

Lease Rate:	\$18.00 SF/yr (FS)
Number of Units:	8
Available SF:	200 - 2,686 SF
Lot Size:	15,420 SF
Building Size:	5,365 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	501	1,869	7,897
Total Population	1,415	5,041	18,339
Average HH Income	\$105,938	\$107,075	\$102,460

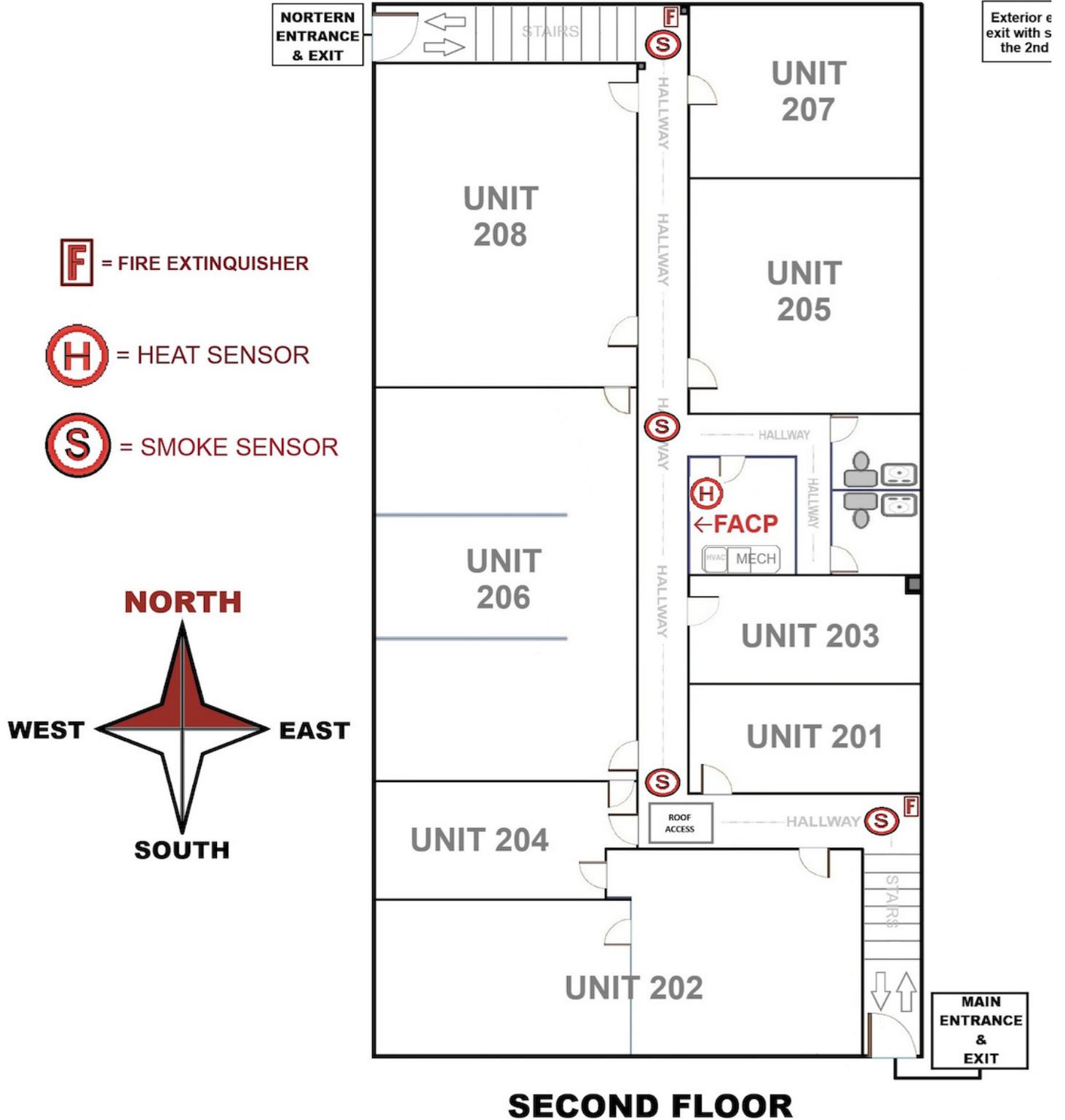
For Lease

7585 West Arkansas Avenue Lakewood, CO 80232



For Lease

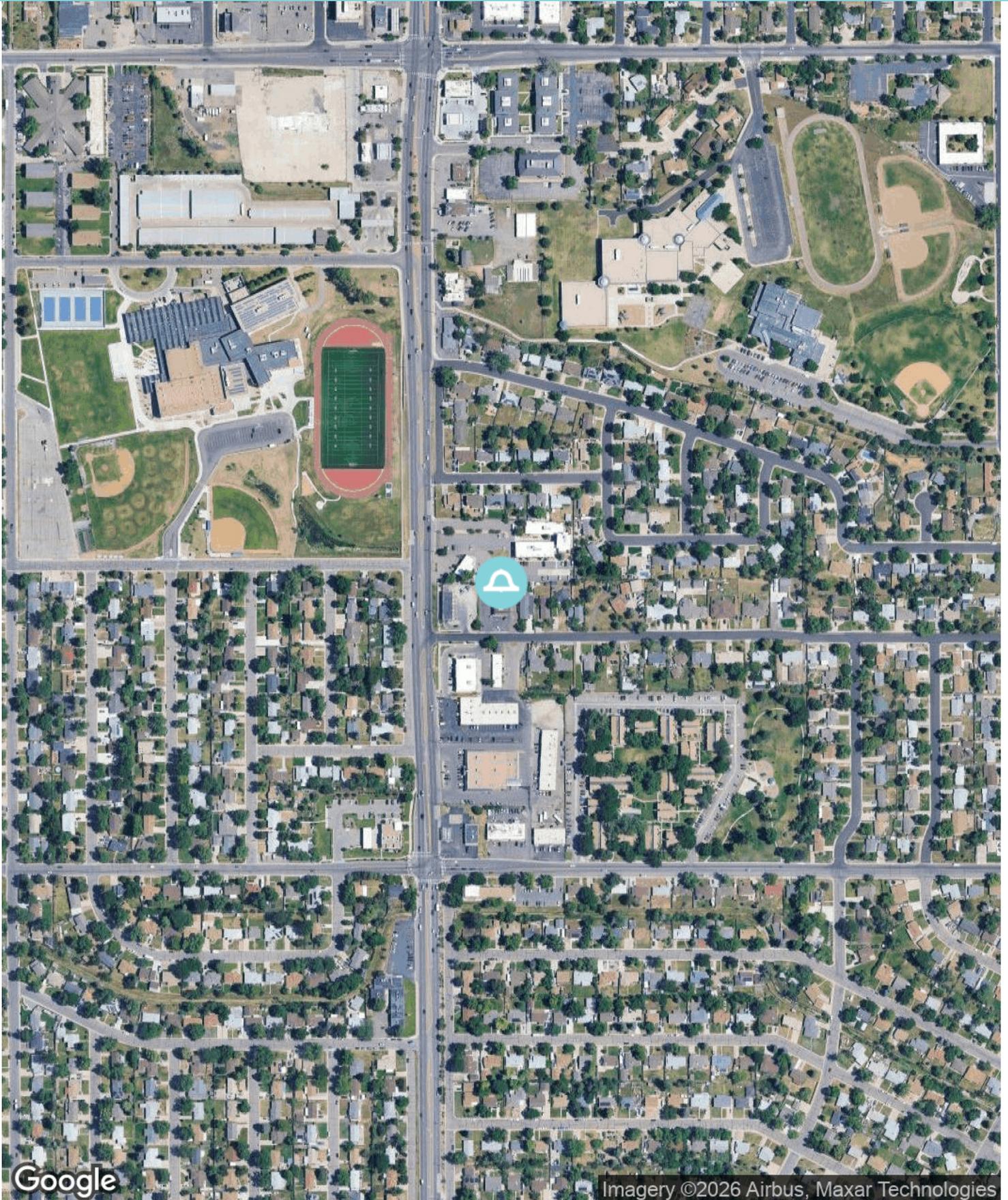
7585 West Arkansas Avenue Lakewood, CO 80232



Exterior e  
exit with s  
the 2nd

For Lease

7585 West Arkansas Avenue Lakewood, CO 80232



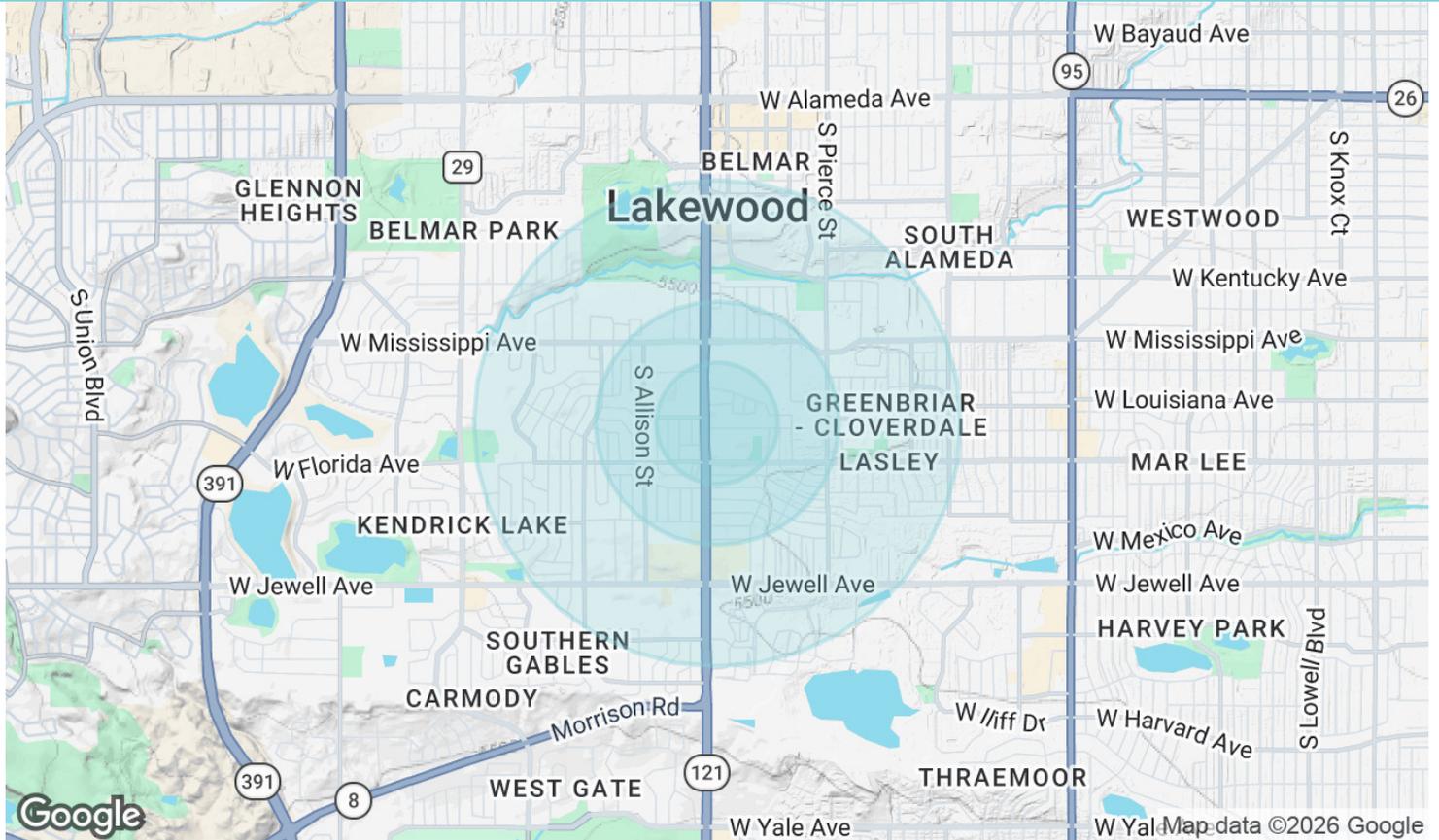
For Lease

7585 West Arkansas Avenue Lakewood, CO 80232



# For Lease

7585 West Arkansas Avenue Lakewood, CO 80232



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,415	5,041	18,339
Average Age	34.9	36.6	37.3
Average Age (Male)	35.1	36.2	36.0
Average Age (Female)	36.0	38.7	39.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	501	1,869	7,897
# of Persons per HH	2.8	2.7	2.3
Average HH Income	\$105,938	\$107,075	\$102,460
Average House Value	\$429,726	\$452,443	\$511,810

2023 American Community Survey (ACS)

## For Lease

7585 West Arkansas Avenue Lakewood, CO 80232



**Sam Knox**

Associate Advisor

s.knox@bellstreet.com

Direct: **720.440.1975**

**BellStreet**

1667 Cole Blvd Suite 290

Lakewood, CO 80401

303.731.5800