

1805 Kipling Street, Lakewood, CO

OFFICE / MEDICAL FOR LEASE

Multi Tenant Medical Office Building
253 - 7,051 Rentable Square Feet



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Property Overview

1805 Kipling Street, Lakewood, CO

Lease Rate \$27.50 MG

Available Space 253 - 7,051 RBA

Occupancy Immediate

Lot Size 0.91 Acres

Year Built 1976

Zoning OF, Lakewood

Parking 4:1,000SF

For Sale - [View Offering Memorandum](#)

Signage to Kipling Street

Join other medical practices with common reception,
waiting, lab, and break rooms with optional
conference





Floor Plan and Vacancy

1805 Kipling Street, Lakewood, CO

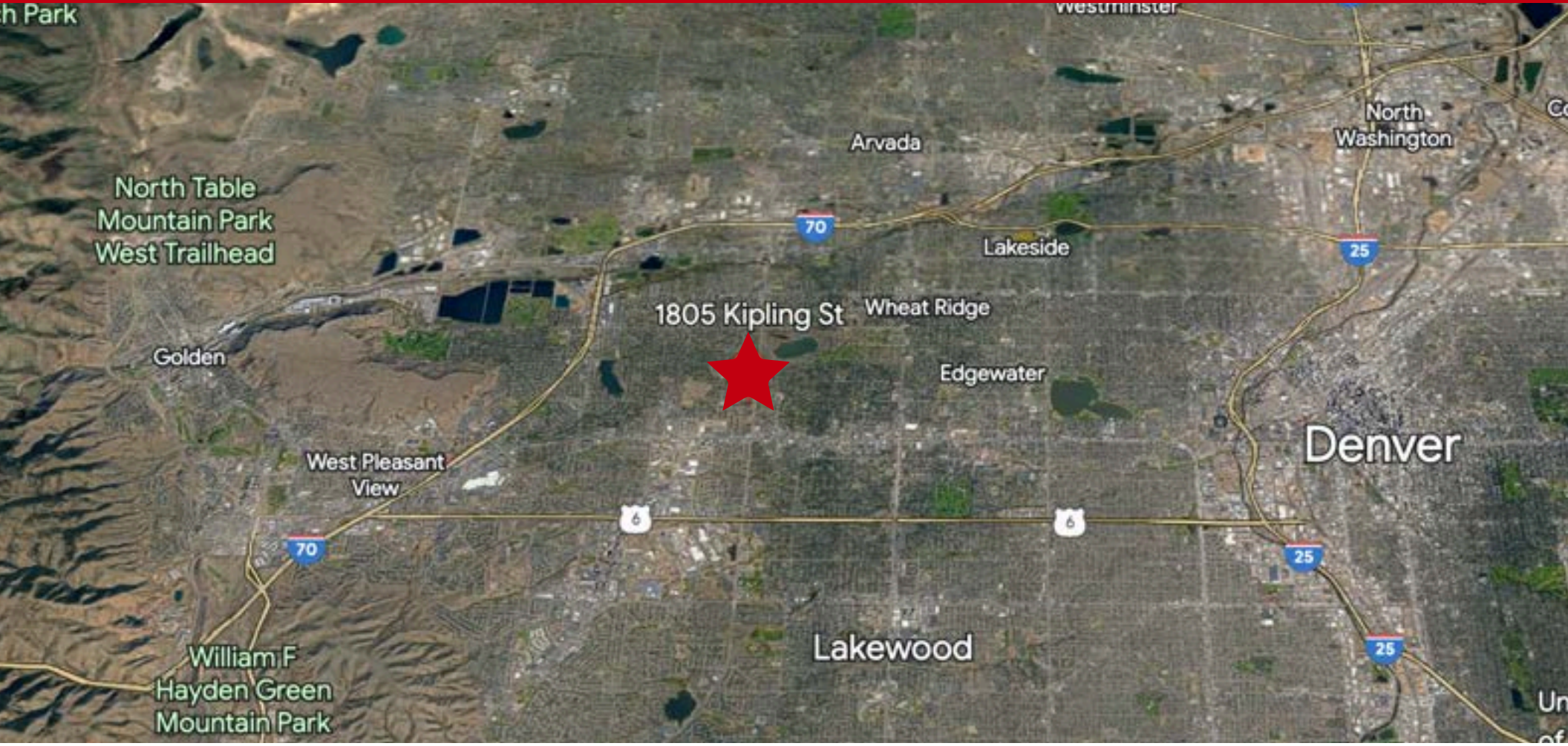


- Vacant
- Leased
- Common



Location and Commute

1805 Kipling Street, Lakewood, CO



Arvada	10 minutes	Lakeside	12 minutes
.....
Wheat Ridge	7 minutes	Edgewater	7 minutes
.....
Lakewood	8 minutes	Downtown Denver	14 minutes

Demographics

1805 Kipling Street, Lakewood, CO

1 Mile

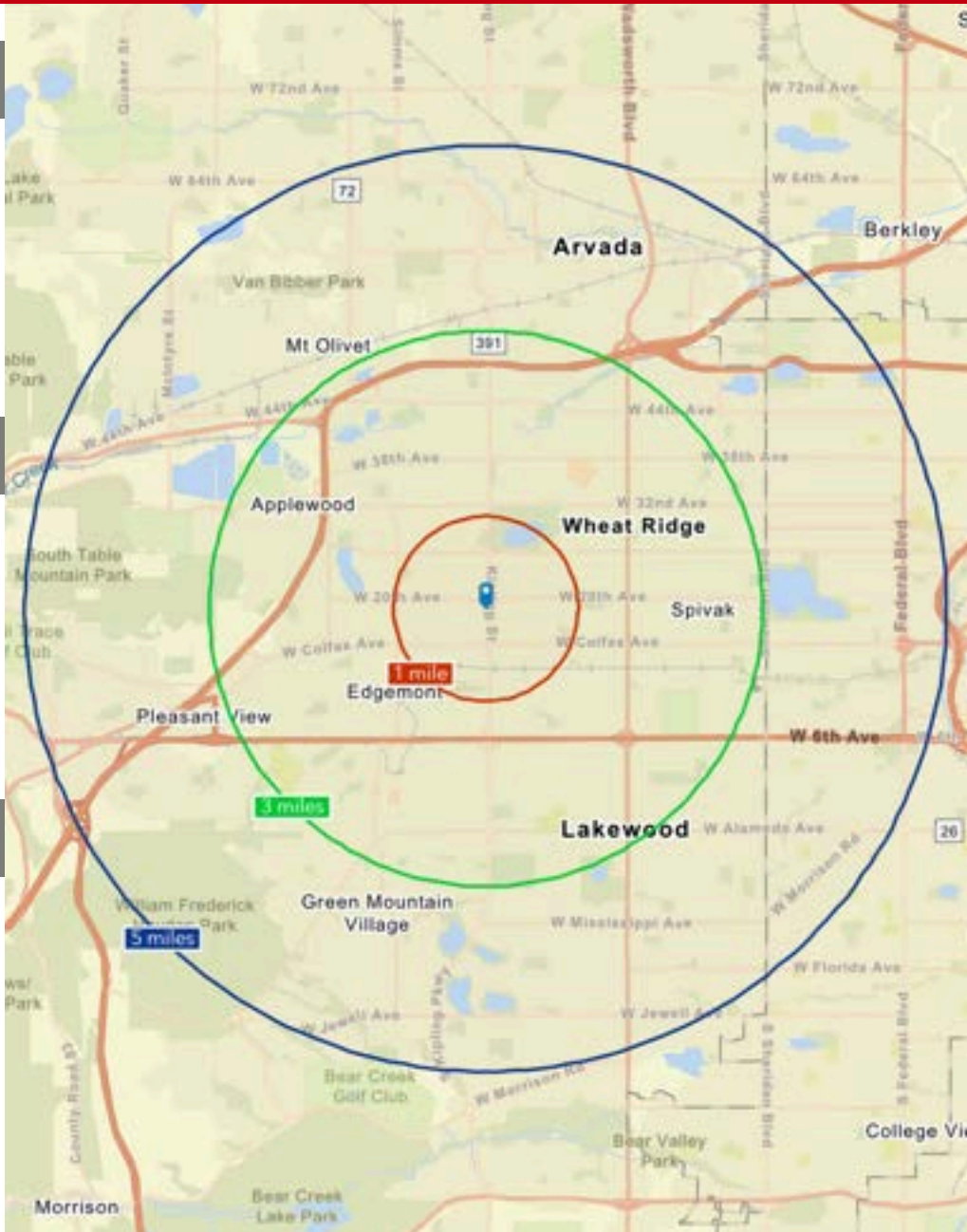
Population	12,195
Households	5,758
Average Household Income	\$99,744

3 Mile

Population	105,308
Households	47,144
Average Household Income	\$104,936

5 Mile

Population	320,715
Households	139,380
Average Household Income	\$111,615



Source: Esri forecasts for 2023 and 2028.



Neighborhood

1805 Kipling Street, Lakewood, CO



Crown Hill Lake

Crown Hill Park



1805 Kipling St



Disclosure

1805 Kipling Street, Lakewood, CO

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