

1038

S UNION BLVD

LAKEWOOD, CO 80228

\$8,000,000 | \$35-40/SF (NNN)

FOR SALE & LEASE



CLASS A MEDICAL OFFICE

7,500 SF AVAILABLE - EACH UNIT IS 2,500 SF



SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com

MATT TURNER

BROKER ASSOCIATE

303.645.4787

mturner@uniqueprop.com



www.uniqueprop.com | 303.321.5888

400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	1038 S Union Blvd
City, State, Zip	Lakewood, CO 80228
Sale Price	\$8,000,000
Price/SF	\$800/SF
Lease Rate	\$35 - \$40/SF (NNN)
Available Space	7,500 SF
Building Size	10,000 SF
Lot Size	20,548 SF (0.47 AC)
Zoning	M-N-S
Taxes	\$14,882.98
Year Built	2026
On Site Parking	15 spaces



The Denver Infill Specialists of Unique Properties Inc. are pleased to present 1038 S Union Blvd. A newly constructed, 10,000 SF Class A medical office building designed from the ground up for modern medical and office users. Every element of the property reflects a high level of quality from its materials and systems to the efficiency and flow of the interior layout. The building is well suited for build-to-suit tenants, owner-users, or investors seeking a purpose built medical asset in a supply constrained part of Lakewood. Its two story configuration can be divided into four suites, paired into two larger spaces, or operated as a single user flagship facility, giving occupants unmatched flexibility as they grow.

- Brand-new Class A medical office building constructed with modern systems and premium material
- Heated parking areas and walkways for improved winter access and reduced seasonal maintenance
- Two dedicated Tesla EV chargers on-site
- Secure, fully fenced site providing added privacy
- Potential to demise into Individual Condo Units for Sale
- ADA-compliant building with elevator access to all levels
- Excellent fit for owner-users, medical practices, or investors seeking high-quality new product



LEASE SPACES

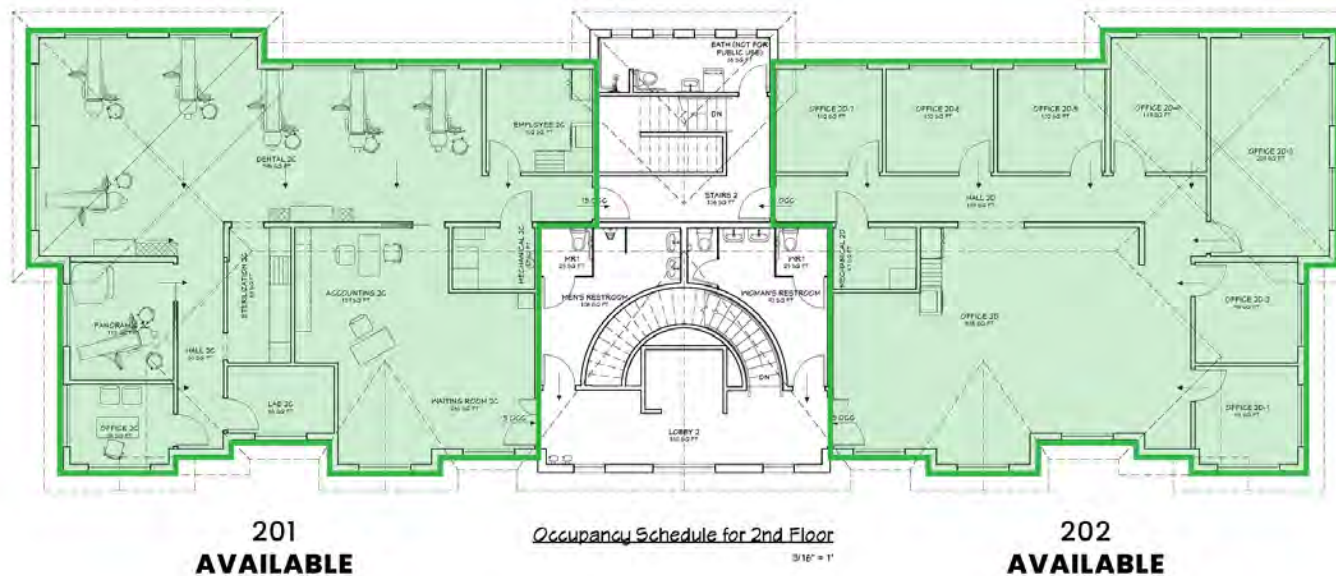
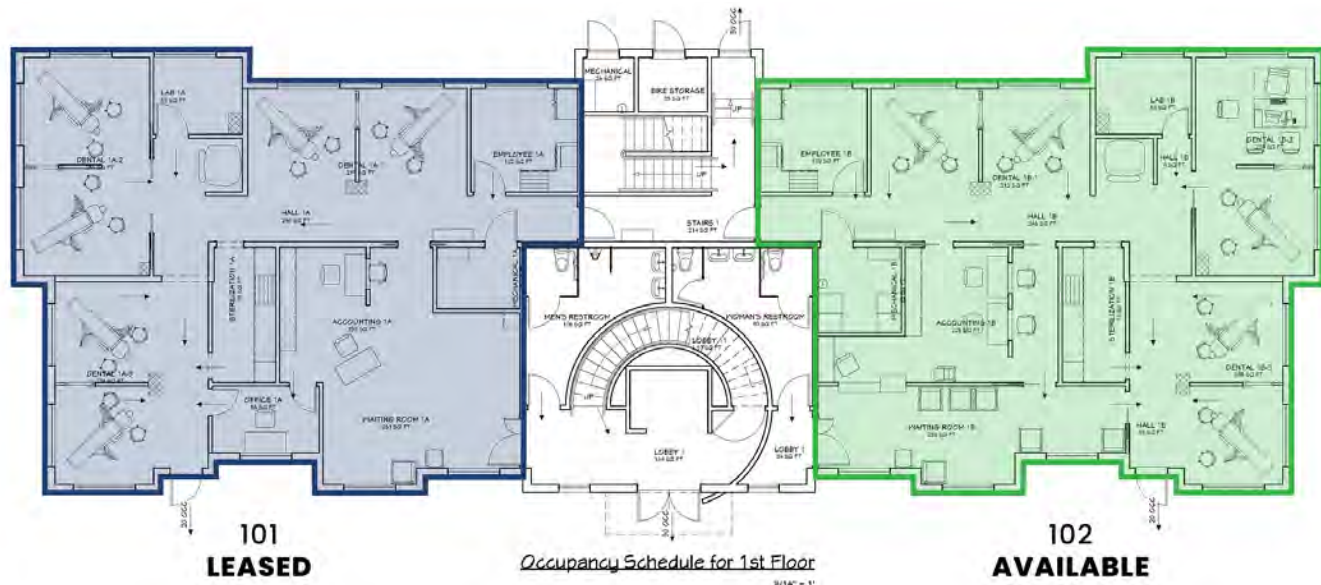
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,500 SF	Lease Rate:	\$35 - \$40 SF/yr

AVAILABLE SPACES

	SUITE	SIZE (SF)	LEASE RATE
■	Suite 102	2,500 SF	\$35.00 SF/yr
■	Suite 201	2,500 SF	\$40.00 SF/yr
■	Suite 202	2,500 SF	\$40.00 SF/yr

FLOOR PLANS



LOCATION MAP

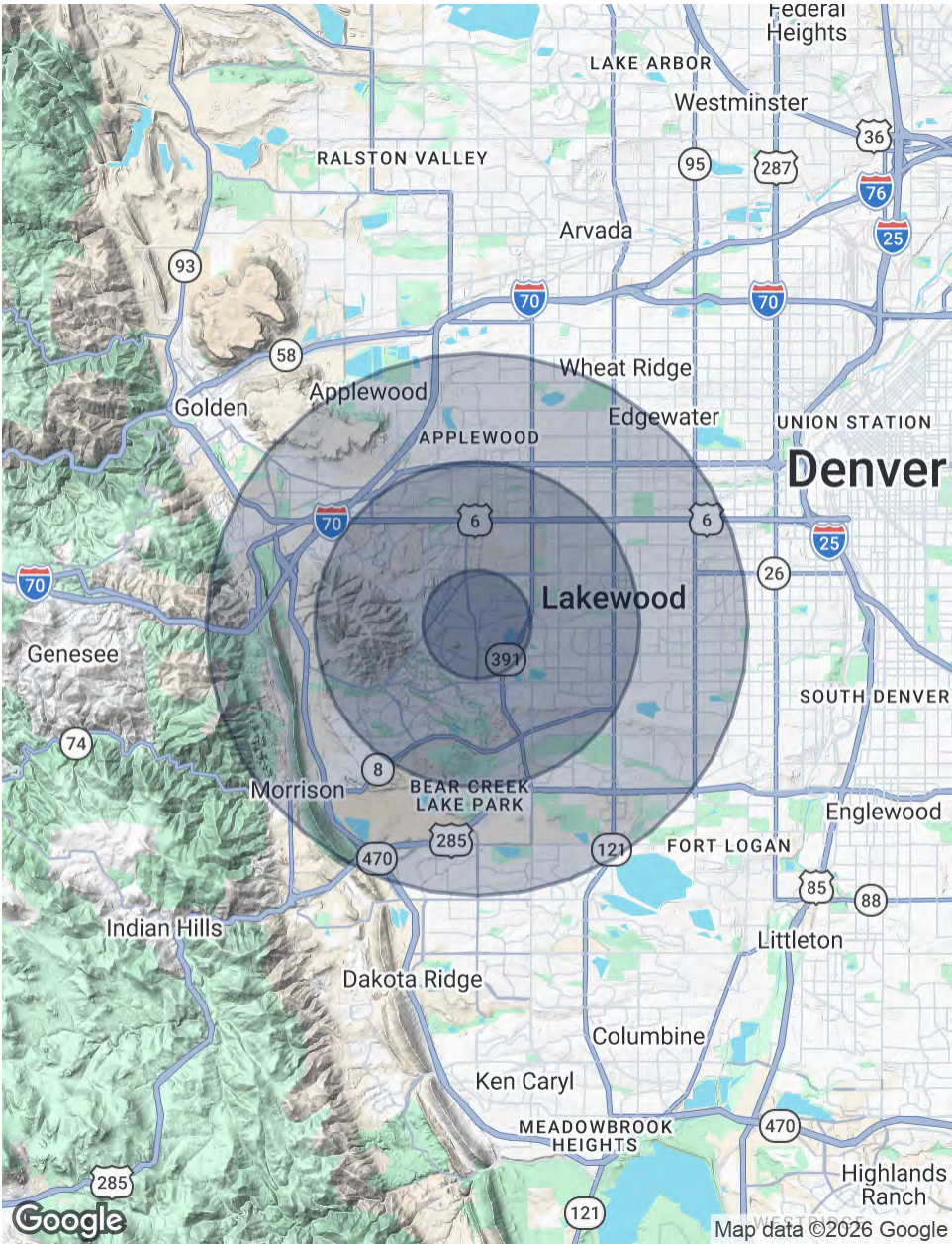


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,941	93,857	252,506
Average Age	42.3	40.3	39.0
Average Age (Male)	42.1	38.9	37.9
Average Age (Female)	43.9	42.0	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,705	41,037	105,903
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$111,098	\$124,245	\$115,875
Average House Value	\$511,894	\$591,463	\$566,740

2025 American Community Survey (ACS)





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