

# 1510 Glen Ayr Dr

Lakewood, CO 80215



FOR LEASE

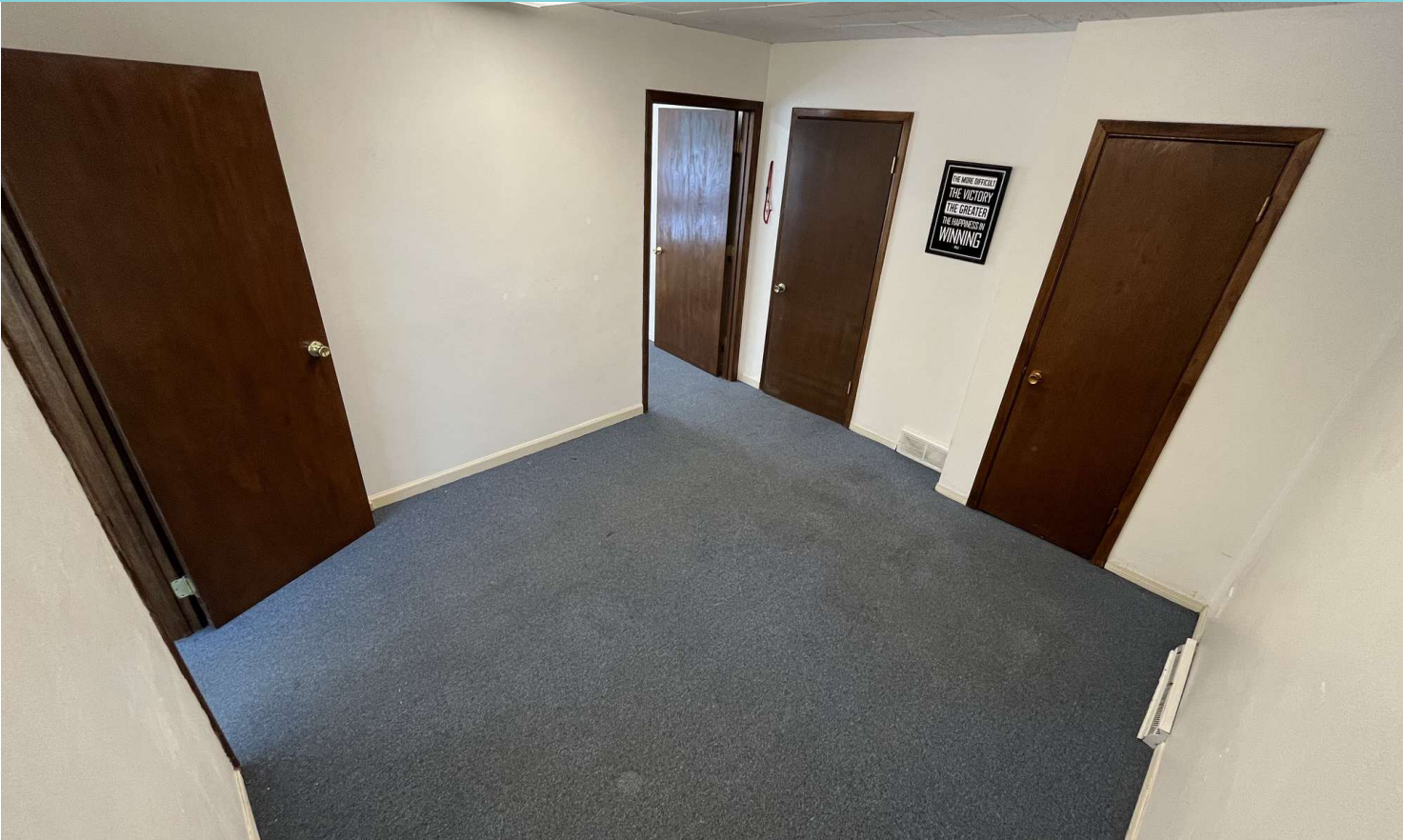
**Tanner Clayton**  
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**BellStreet**



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Property Description

Strategically located just off Wadsworth Blvd with quick access to 6th Avenue, 1510 Glen Ayr Dr offers a convenient and connected office setting in the heart of Lakewood. Surrounded by established neighborhoods, retail centers, and key commuter routes, this location is ideal for businesses looking to stay close to clients and amenities. Suite 1 totals 508 square feet and includes four separate office spaces, three of which are fully private, making it a great setup for small teams or professionals seeking focused work areas. The suite also features a private restroom and kitchenette, providing added functionality and comfort. A practical and well-located option for small business users, consultants, or administrative teams.

Offering Summary

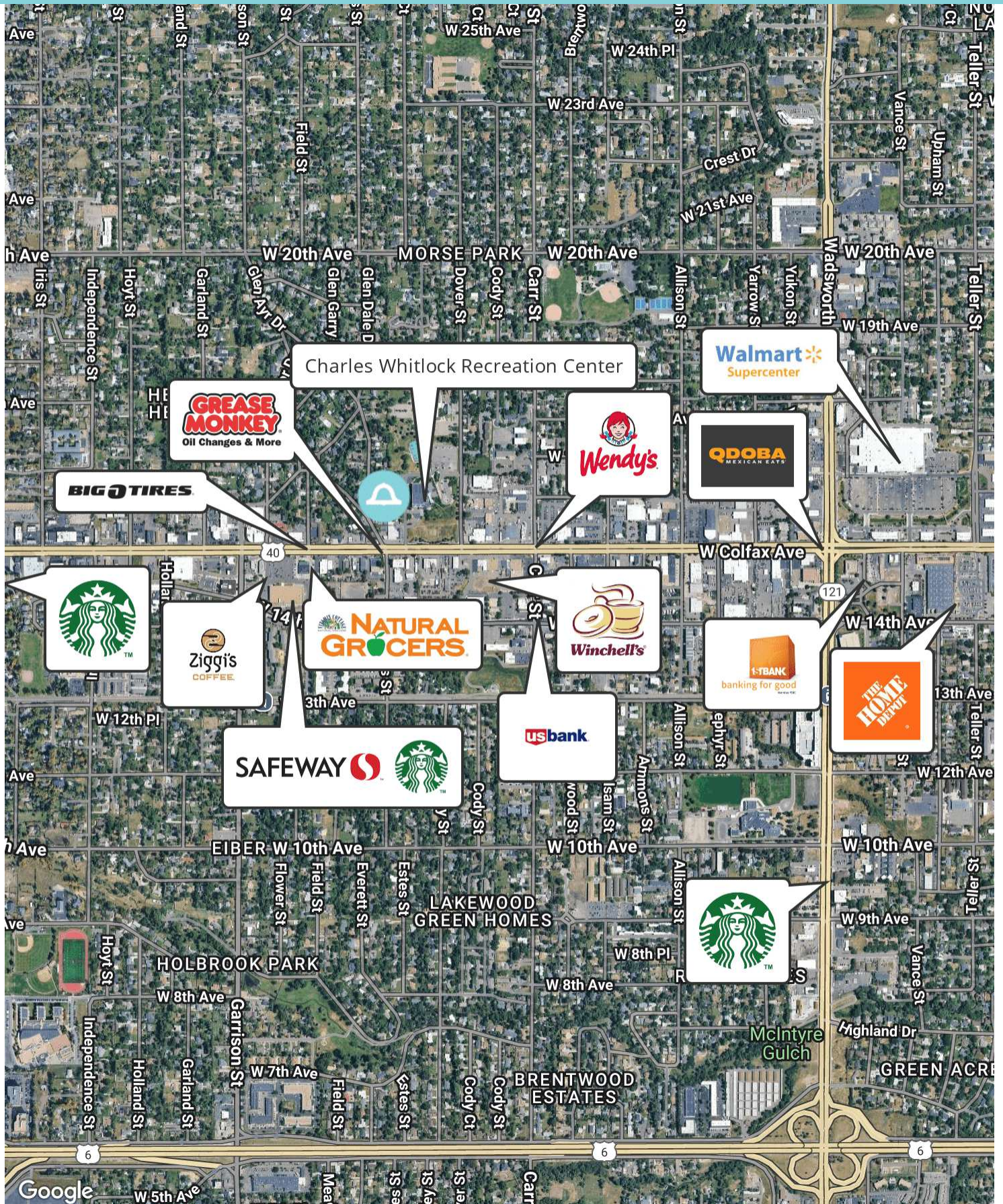
Lease Rate:	\$13.76 SF/yr (NNN)
2024 NNN Rate:	\$5.13 SF/yr
Available SF:	508 SF
Lot Size:	22,665 SF
Building Size:	7,720 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	521	1,598	5,556
Total Population	1,174	3,676	12,668
Average HH Income	\$78,050	\$79,674	\$88,472



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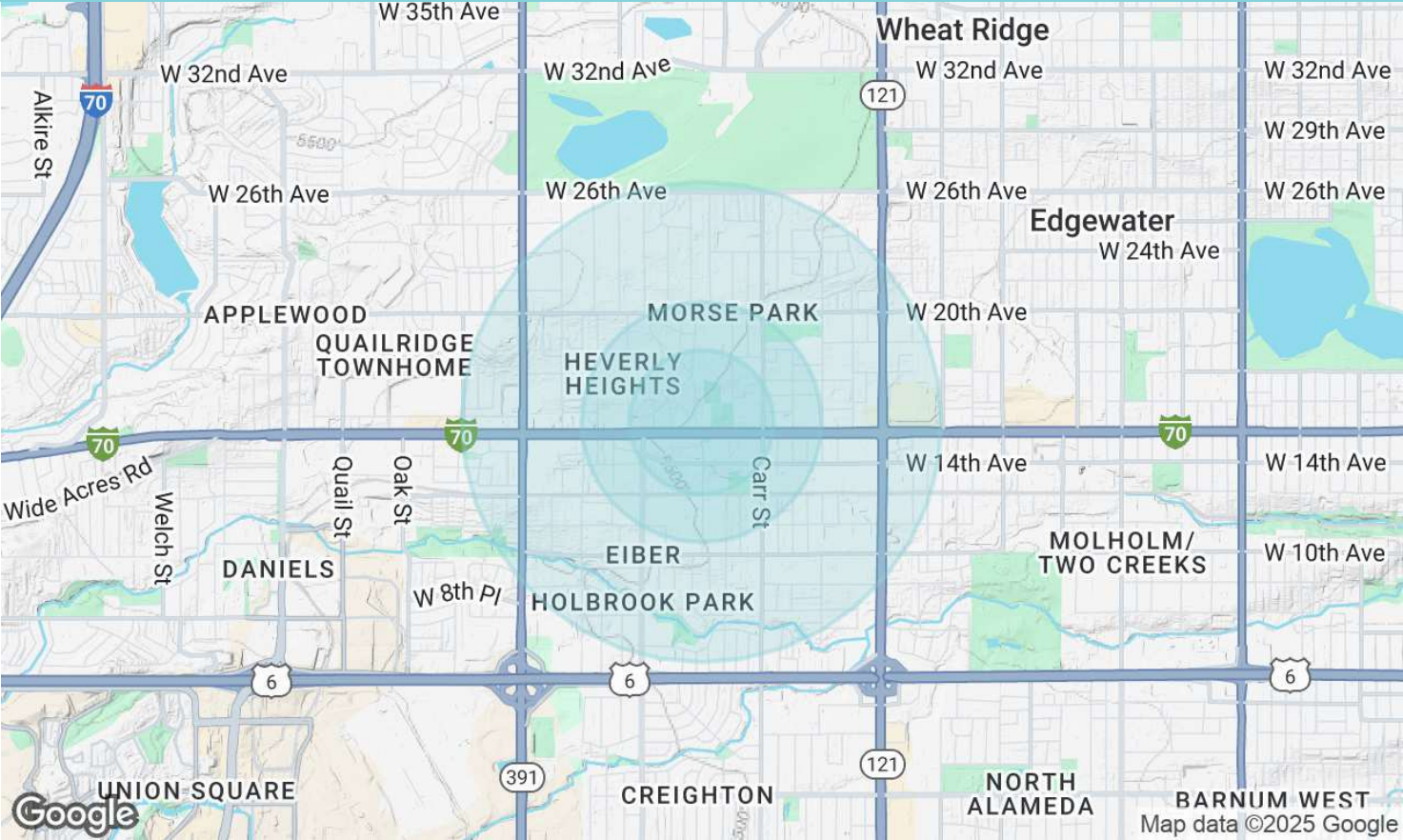
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,174	3,676	12,668
Average Age	44	43	42
Average Age (Male)	43	42	41
Average Age (Female)	45	44	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	521	1,598	5,556
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$78,050	\$79,674	\$88,472
Average House Value	\$636,442	\$642,653	\$634,403

Demographics data derived from AlphaMap

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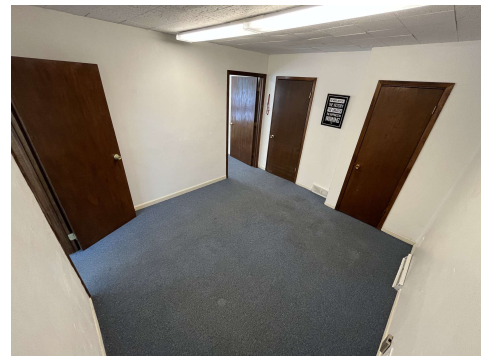
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Front Corner Office



Back Inside Office



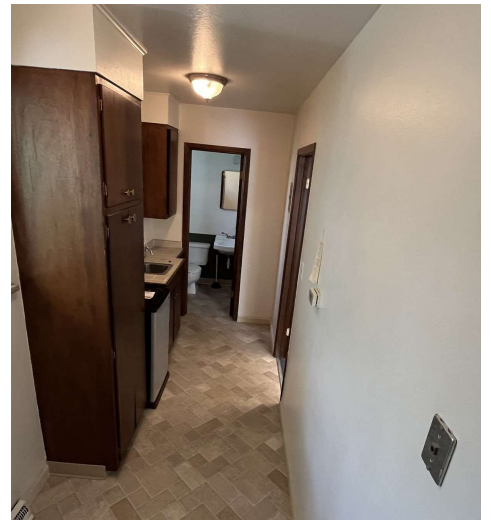
Back Inside Office



Back Exterior Office



Back Exterior Office



Kitchenette To Bathroom



Kitchentte



Private Bathroom



Front Entrance