

# Lakewood Office/Medical Space

1805 Kipling St., Lakewood, CO 80215



**For Lease: \$27.50/SF MG**  
**Also Available For Sale**

Call Brokers For Details

## BUILDING OVERVIEW

<b>Available Space:</b>	2,500± - 10,800± SF
<b>Availability:</b>	Immediate
<b>Lot Size:</b>	0.91 Acres
<b>YOC:</b>	1976
<b>Parking:</b>	4:1,000 SF Surface
<b>Lease Rate:</b>	\$27.50/SF
<b>Lease Type:</b>	Modified Gross

## PROPERTY NARRATIVE

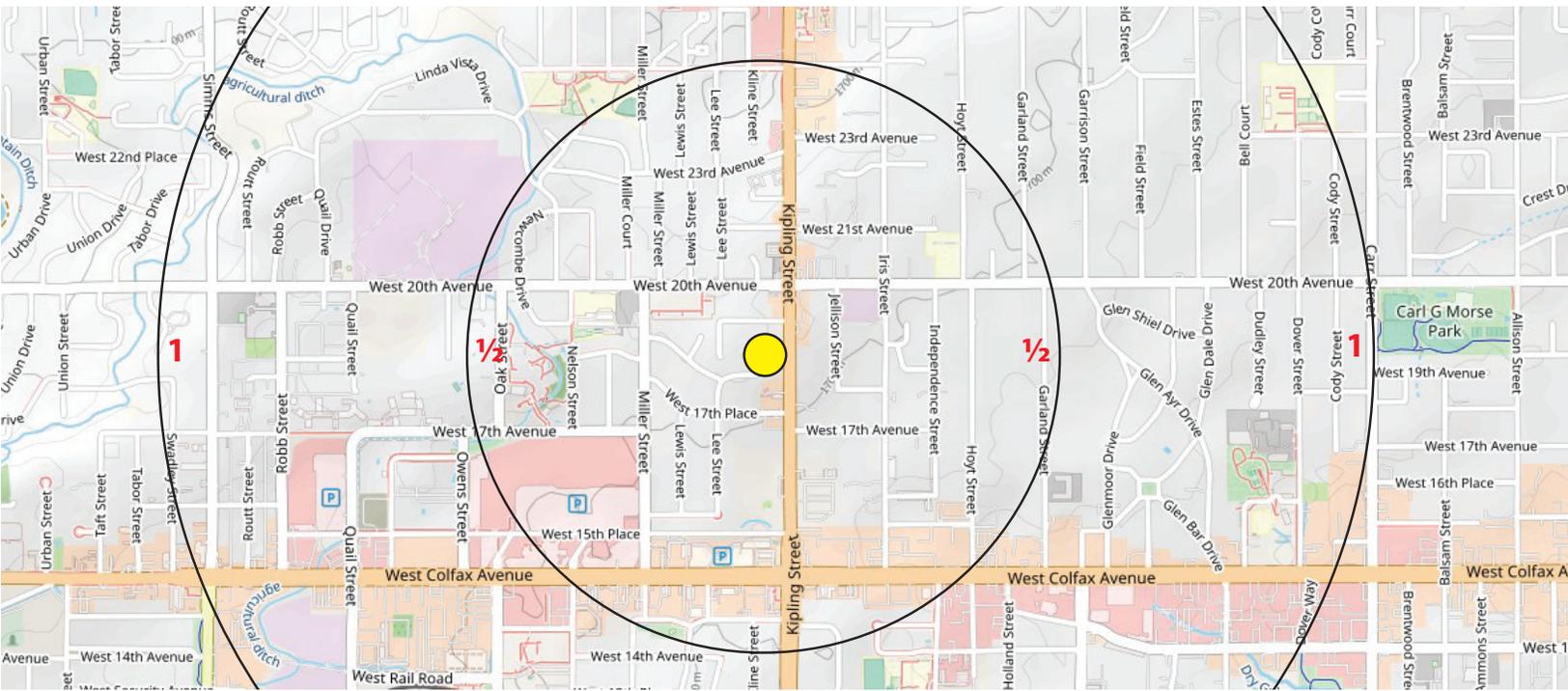
Located several blocks north of West Colfax Ave. on Kipling St., this established location offers west Lakewood residents both medical and office suites for lease at a competitive price. Suites range in size from 2,500± SF to 10,800± SF. Join other medical practices with a common reception area, waiting area, lab, and break rooms with optional conference facilities. Monument signage is available on Kipling. I-70 is approx. 2.5 miles distant, with the Colorado Mills Shopping District being approx 3 miles.



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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	12,780	102,263	313,665
Households	5,805	45,261	134,680
Median HH Income	\$69,182	\$74,204	\$79,542
Median Age	40.80	39.70	38.50
Traffic	40,506 vpd - Kipling St. @ W. 21st Ave. (2022)		

Source: CoStar 2025

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.