

Lakewood Office/Medical Space

1805 Kipling St., Lakewood, CO 80215



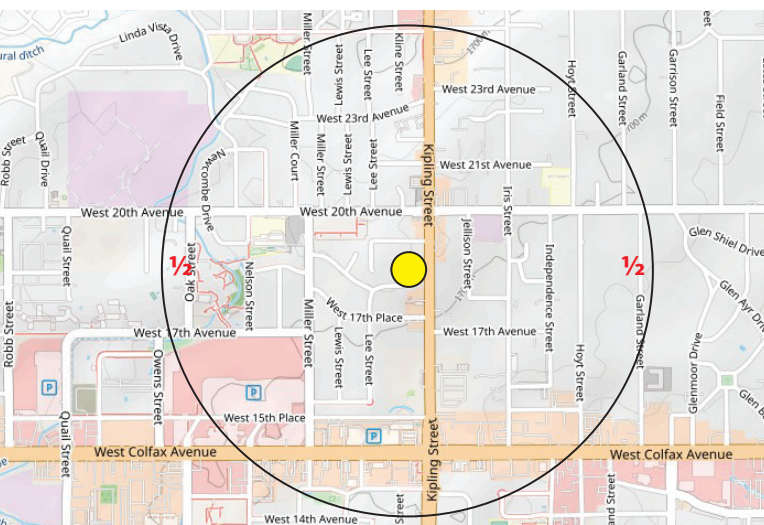
For Lease: \$27.50/SF MG

BUILDING OVERVIEW

Available Space:	227± - 7,051± SF
Availability:	Immediate
Lot Size:	0.91 Acres
YOC:	1976
Parking:	4:1,000 SF Surface
Lease Rate:	\$27.50/SF
Lease Type:	Modified Gross

PROPERTY HIGHLIGHTS

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 227± SF to 2,433± 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.



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