

Belmar District Office For Lease

215 S.Wadsworth Blvd., Lakewood, CO



BUILDING OVERVIEW

Building SF:	35,729± SF
Lot Size:	2.22± Acres
YOC:	1973

SUITES AVAILABLE

Suite 500	1,146± SF (\$24.50/SF/FSG)
Suite 550:	1,816± RSF (\$25.00/SF/FSG)

PROPERTY HIGHLIGHTS

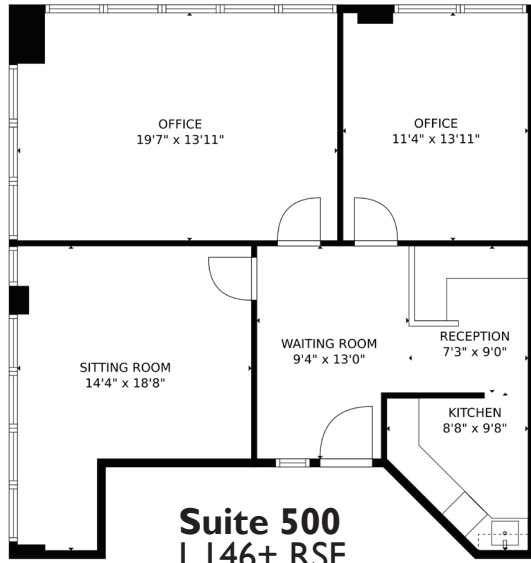
Located in the heart of Lakewood, Colorado at Belmar, Suite 550 offers updated LVT flooring, LED lighting, kitchen cabinetry/counters, and paint. The building provides a high security environment with plenty of surface parking and 24-hour access. This is a plug and play opportunity with furniture provided. The Western panoramic views are spectacular!



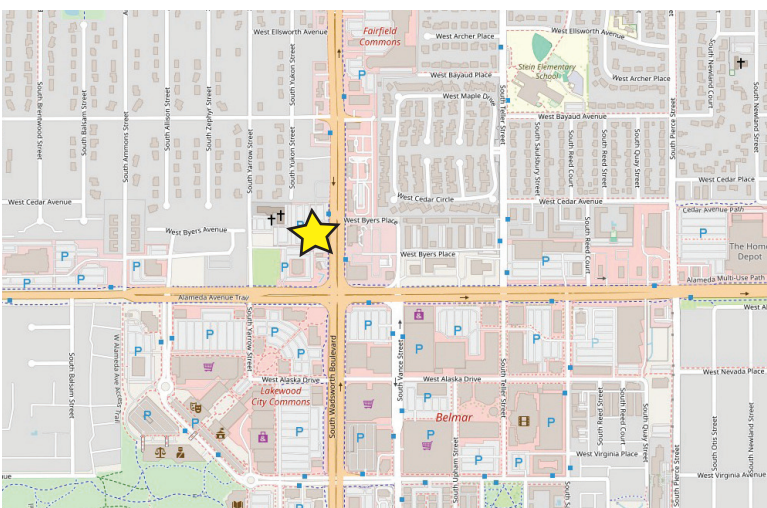
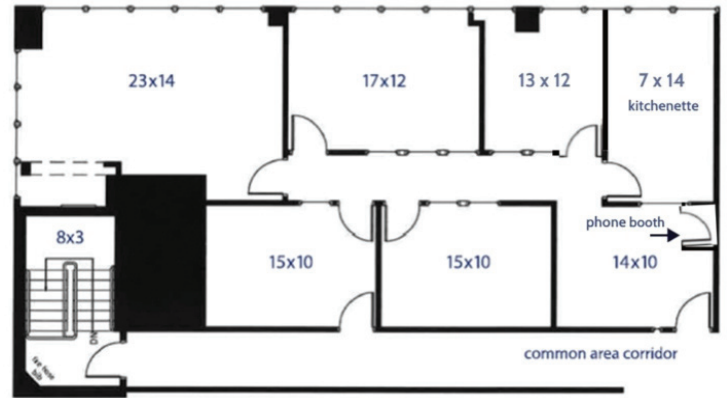
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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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



Suite 550
1,816± RSF



DEMOGRAPHICS



Population

1 Mile

17,525

3 Miles

148,490

5 Miles

368,114



Households

7,529

59,219

154,722



Median HH Income

\$71,964

\$67,095

\$76,283



Median Age

35.90

37.50

37.80



Traffic 67,420 vpd - S.Wadsworth Blvd. at W.Alameda Pkwy (2025)

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.