

# Belmar District Office For Lease

215 S.Wadsworth Blvd., Lakewood, CO



## BUILDING OVERVIEW

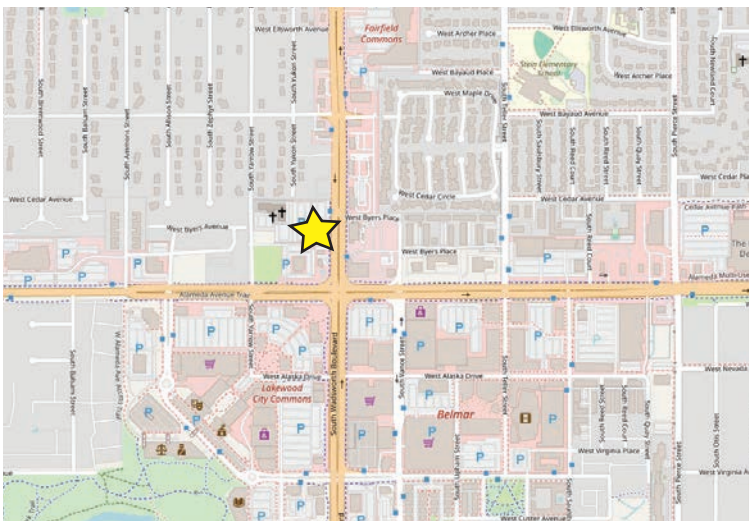
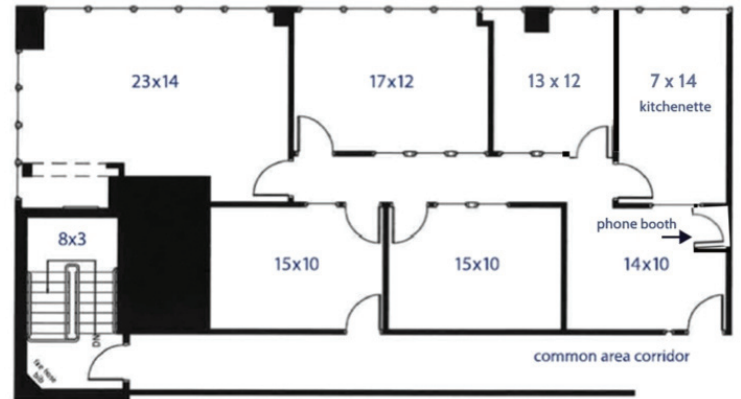
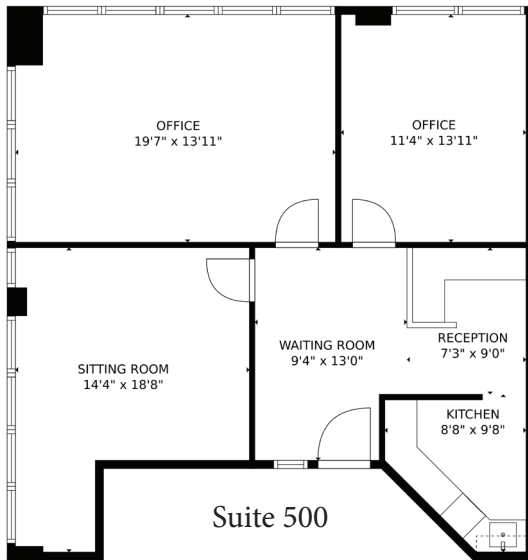
<b>Building SF:</b>	35,729± SF
<b>Lot Size:</b>	2.22± Acres
<b>YOC:</b>	1973

## SUITES AVAILABLE

<b>Suite 500</b>	913± SF (\$24.50/SF/FSG)
<b>Suite 550:</b>	1,453± SF (\$25.00/SF/FSG)

## PROPERTY HIGHLIGHTS

Located in the heart of Lakewood, Colorado at Belmar, these two office suites are newly renovated with new LVT flooring, LED lighting, new 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 panoramic views are spectacular!



### DEMOGRAPHICS



Population

1 Mile

3 Miles

5 Miles

17,525

148,490

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