LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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

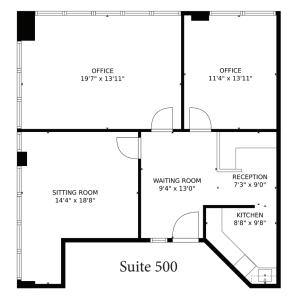
SUITES AVAILABLE

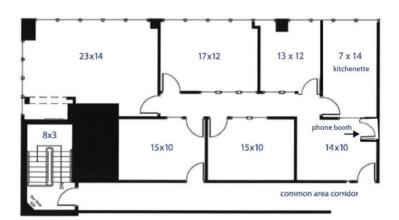
Suite 500 913± SF (\$24.50/SF/FSG)

Suite 550: 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!





Suite 550







West Department Asserts	Power Balance Four Pass West Blance Four Agency Procedure Space Four Space Commonsy West Balance Four Spa
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DEM	OGRAPHICS	l Mile	3 Miles	5 Miles	
	Population	17,525	148,490	368,114	
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	Households	7,529	59,219	154,722	
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(\$)	Median HH Income	\$71,964	\$67,095	\$76,283	
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	Median Age	35.90	37.50	37.80	
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Traffic 67,420 vpd - S. Wadsworth Blvd. at W. Alameda Pkwy (2025)

Source: CoStar 2025