

**1805**

**KIPLING ST**

LAKEWOOD, CO 80215

**FOR LEASE**

**\$27.50 MG**



**ALSO FOR SALE**

CALL BROKERS FOR DETAILS

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 **UNIQUE**  
PROPERTIES



www.uniqueprop.com | 303.321.5888

400 S. Broadway | Denver, CO 80209

# PROPERTY HIGHLIGHTS

Address	1805 Kipling St Lakewood, CO 80215
Building Size	10,800 SF
Available SF	5,124 - 10,800 SF
Lot Size	0.91 Acres
Taxes (2025)	\$41,044
Parking	4:1,000
Zoning	M-E-U
Year Built	1976

## PROPERTY DESCRIPTION

Positioned along Kipling Street, this established office/medical property offers functional, cost-effective suites for lease in a convenient west Lakewood location.

Available suites are well-suited for both medical and traditional office users. Tenants have access to shared amenities, including a common reception area, waiting room, lab space, and break rooms, with optional conference facilities available. The property also offers prominent monument signage along Kipling Street. Convenient access to I70 and proximity to the Colorado Mills Shopping District.

- Strategic location with high visibility.
- Versatile floor plans for office or medical use.
- Ample parking for tenants and visitors.
- Modern design and contemporary layout.
- Monument signage available on Kipling St.
- Common reception area and waiting room for medical practices.
- All treatment rooms include plumbing and exam table.



# ADDITIONAL PHOTOS

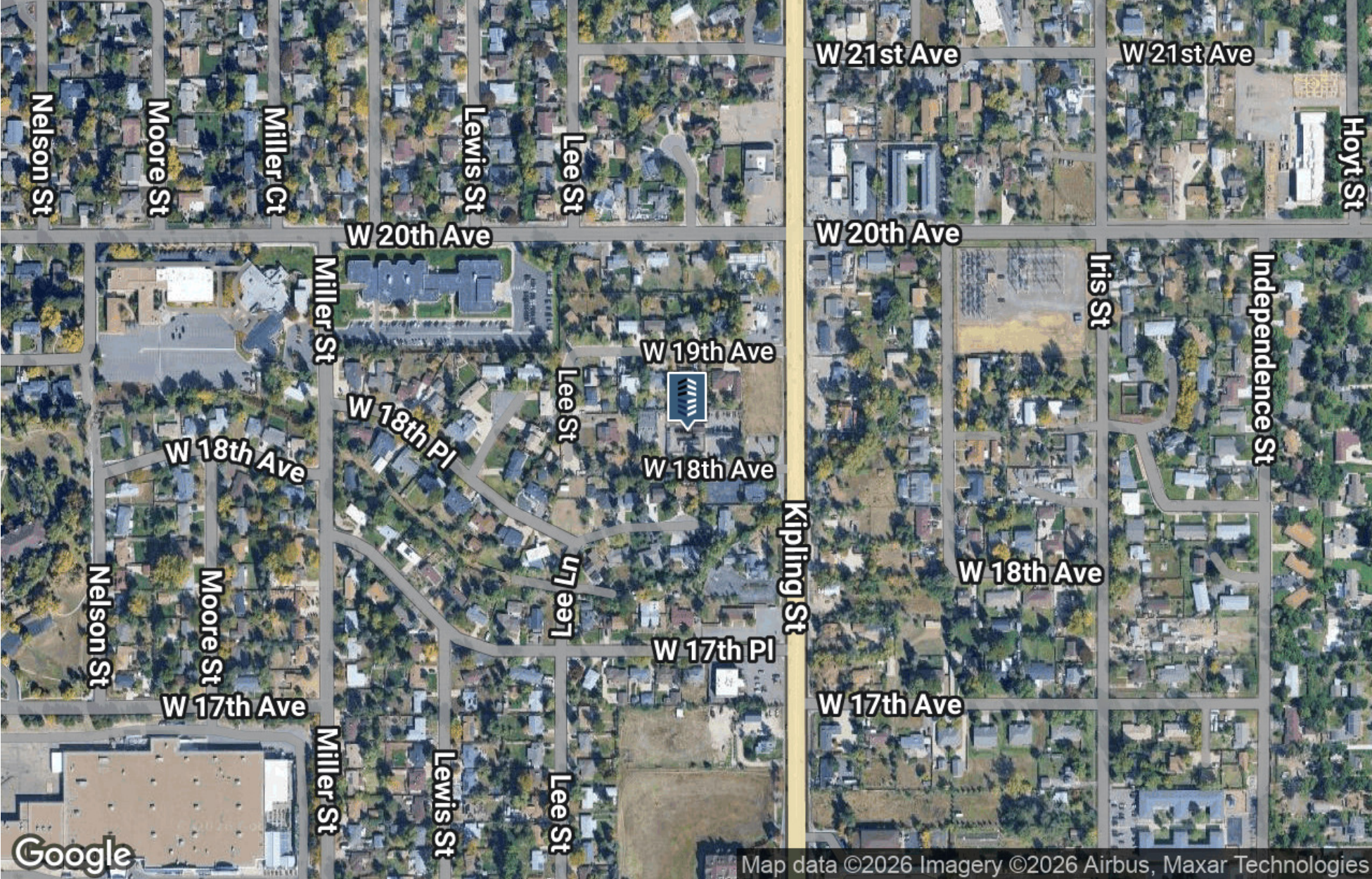


# FLOOR PLANS

- RED: OCCUPIED THROUGH JUNE 2027
- YELLOW: CAN STAY, OR VACATE
- WHITE: AVAILABLE



# LOCATION MAP



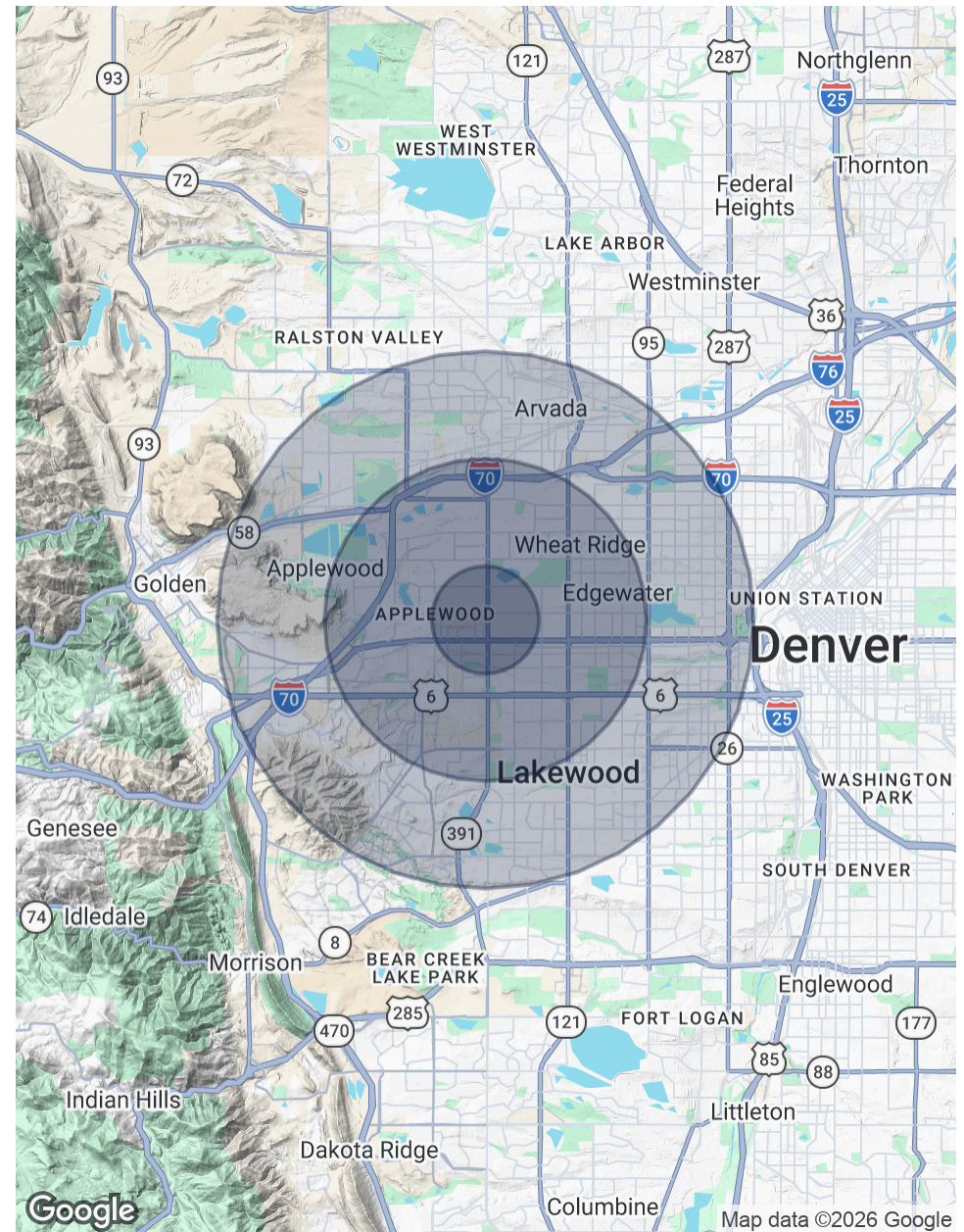
# DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	11,449	99,730	310,470
Average Age	38.2	39.7	38.6
Average Age (Male)	35.5	38.8	38.1
Average Age (Female)	44.0	41.2	39.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,067	45,151	137,408
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$98,360	\$111,384	\$118,855
Average House Value	\$568,303	\$582,485	\$601,686

2025 American Community Survey (ACS)





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