



KIPLING PROFESSIONAL CENTER

2290 KIPLING ST. LAKEWOOD, CO

PRICE: \$18.50/ SF MG



FOR LEASE

Located along busy Kipling Street between 6th Avenue and I-70, the Kipling Professional Building is just 5 minutes from Exempla Lutheran Medical Center, provides exceptional visibility and convenient access. All suites offer ample plumbing and the potential for a great medical or dental space. Suites can be leased individually or made contiguous to accommodate specific tenant needs.

PROPERTY FEATURES

AVAILABLE: 800 RST TO 3,243 RSF

BUILDING: 10,607 SF

YEAR BUILT: 1972

PARKING: +/- 30 SURFACE SPACES

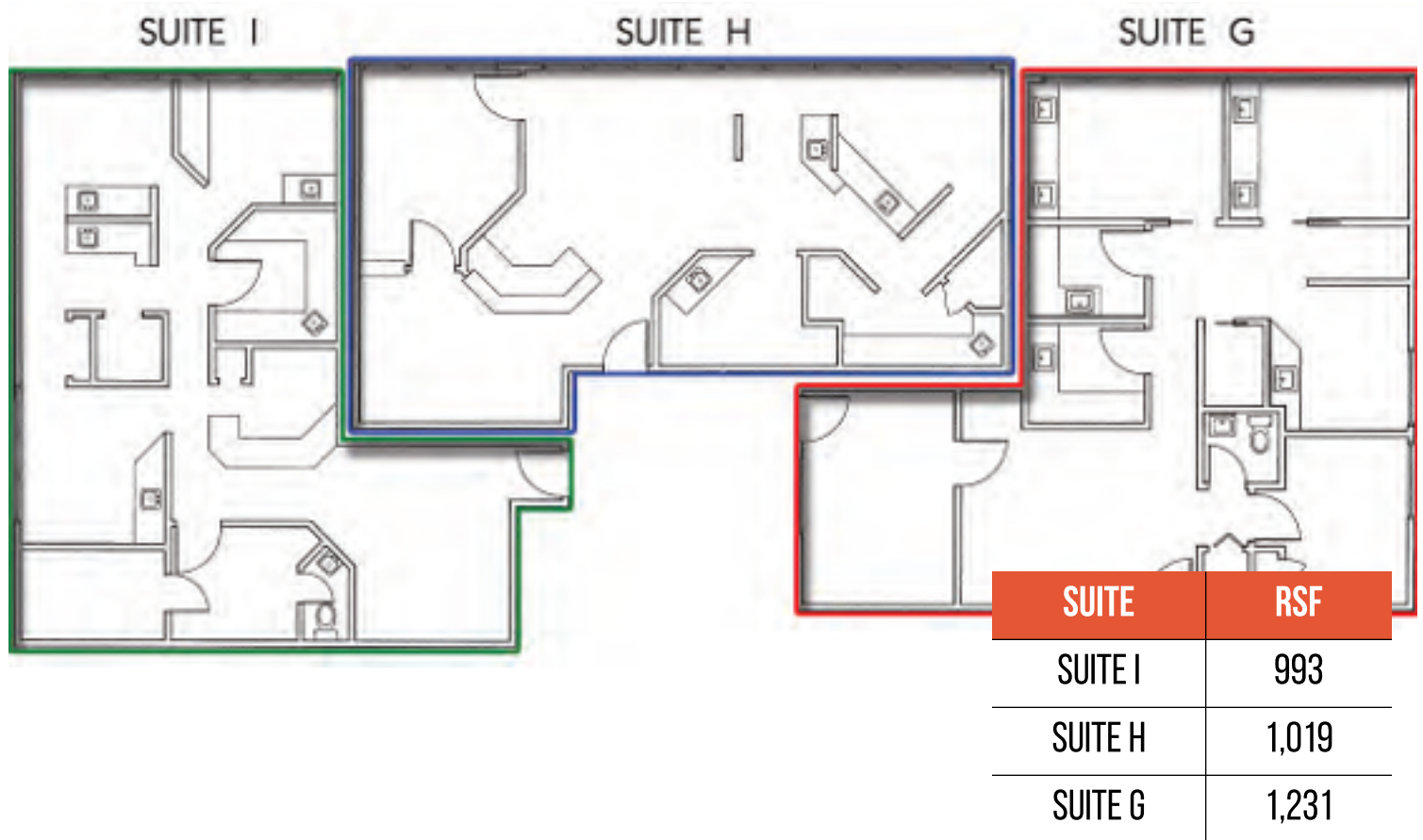
SIGNAGE: SUITE & MONUMENT

TODD BROWN

303-916-3955

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LAYOUT



10,600 sq ft stone & brick/stucco medical office building. New ownership has already invested in new HVAC systems and extensive landscaped improvements. Common area renovations will begin soon!

60 total parking spaces.

Beautiful Lakewood location with easy access off Kipling. Building is approx. 70% occupied by 1 dental office, 1 oral surgeon, and 1 physical therapist..

Suite Features

- Ample Plumbing
- Natural Light
- Flexible Floor Plans
- Restroom (In Select Suites)
- TI Allowance Available

Building Amenities

- Monument Signage
- Suite Identity Signage
- Stair Lift (For Handicap Access)
- Common Area Restrooms
- Storage Space Available
- Attentive Management

LOCATION DETAILS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,348	99,436	317,408
HOUSEHOLDS	4,657	44,433	133,55
AVG HH INCOME	\$82,106	\$70,635	\$76,250
AVERAGE AGE	42.3	40.60	38.7

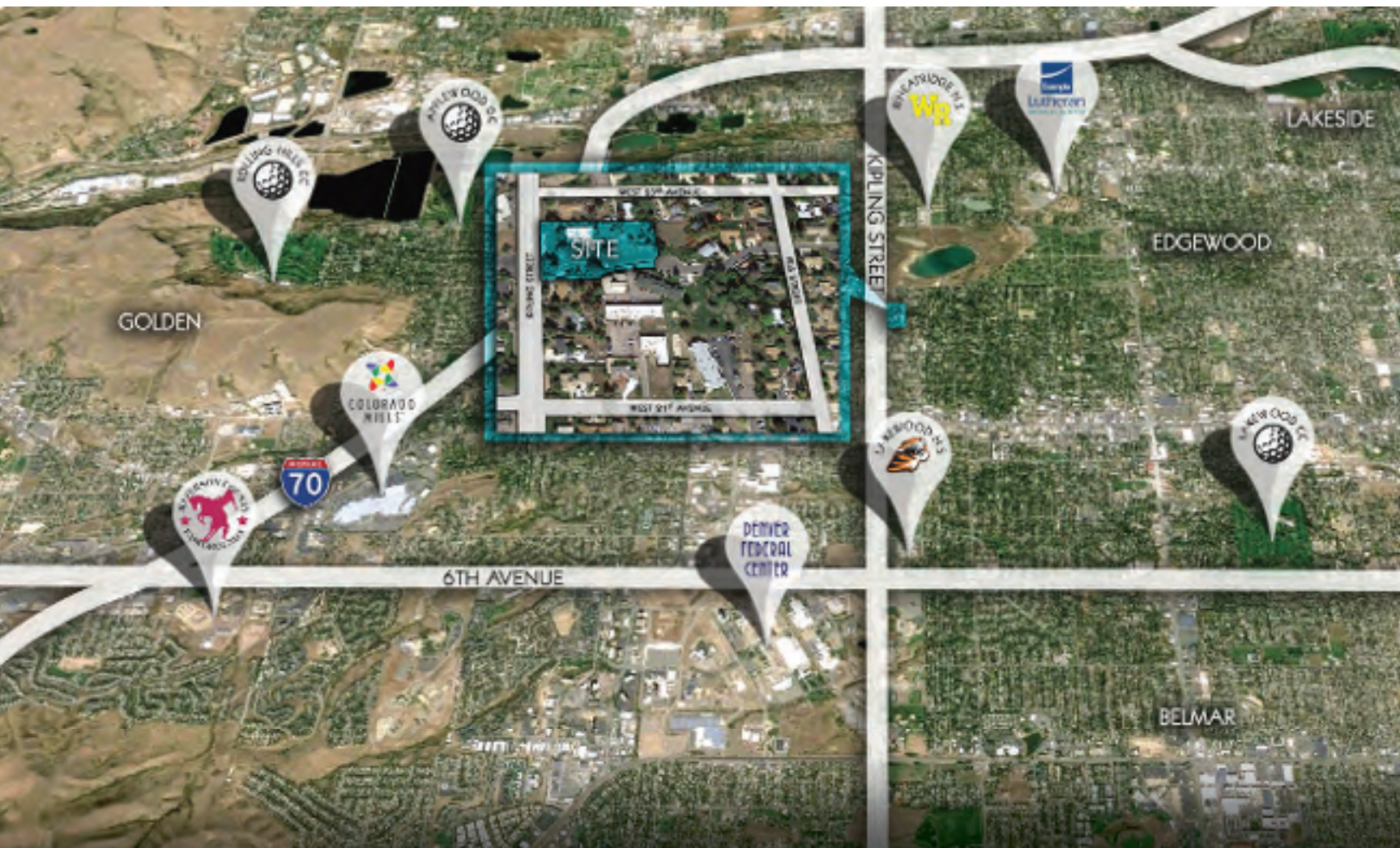
*COSTAR 2017

TRAFFIC

STREET	CROSS STREET	VPD
KIPLING ST	W 23RD AVENUE	35,100
KIPLING ST	W 21ST AVENUE	40,000



LOCATION HIGHLIGHTS



Area Amenities



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