

kipling professional center

2290 KIPLING STREET | LAKEWOOD, CO



new
ownership!

All New
Landscaping!

for lease

\$17/sf MG

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

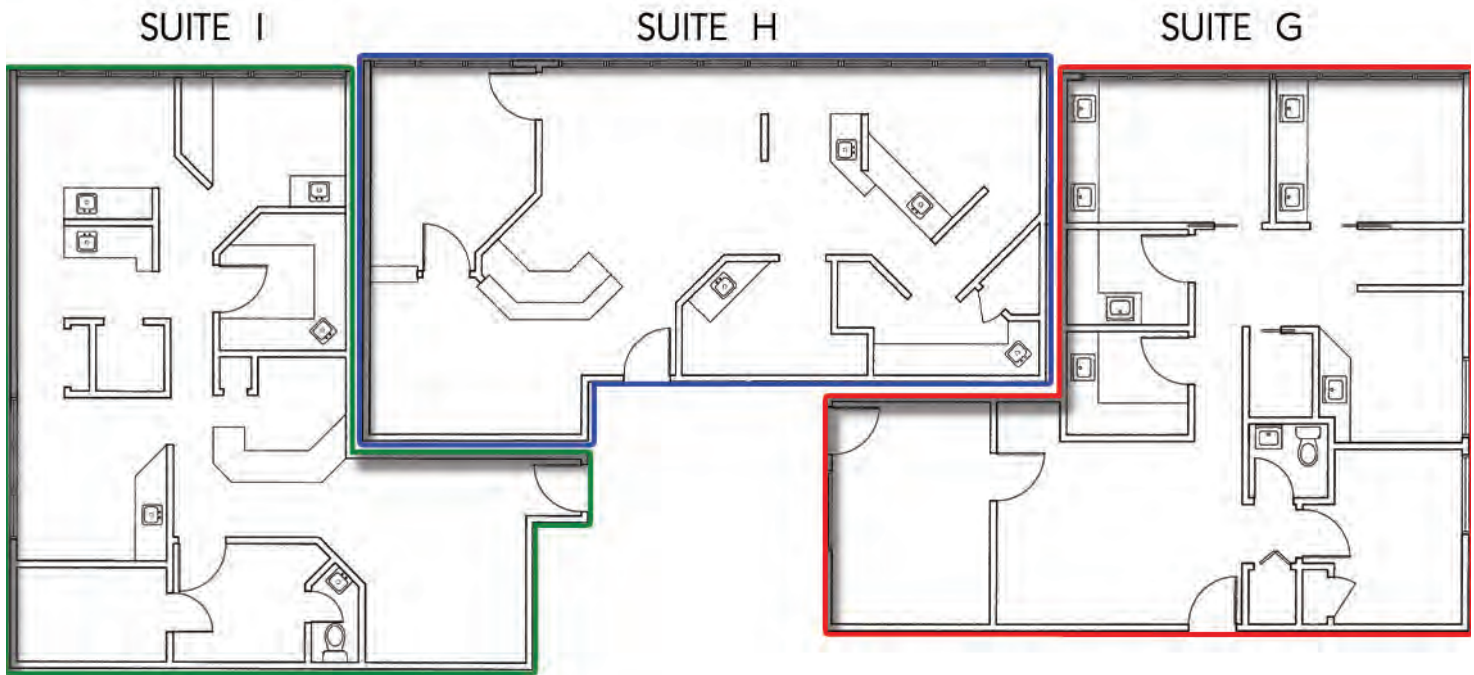
Building: 10,607 SF

Year Built: 1972

Parking: +/- 30 Surface Spaces

Signage: Suite & Monument

floorplans



suite	rsf
Suite I	993 RSF
Suite H	1,019 RSF
Suite G	1,231 RSF



10,600 sq ft stone & brick/stucco medical office building. Sits on one acre with beautiful landscaping scheduled to go in this Spring. 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.

building amenities

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

suite features

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



demographics

	1 Mile	3 Miles	5 Miles
Population	10,348	99,436	317,408
Households	4,657	44,433	133,555
Average HH Income	\$82,106	\$70,635	\$76,250
Average Age	42.3	40.60	38.7

costar, 2017

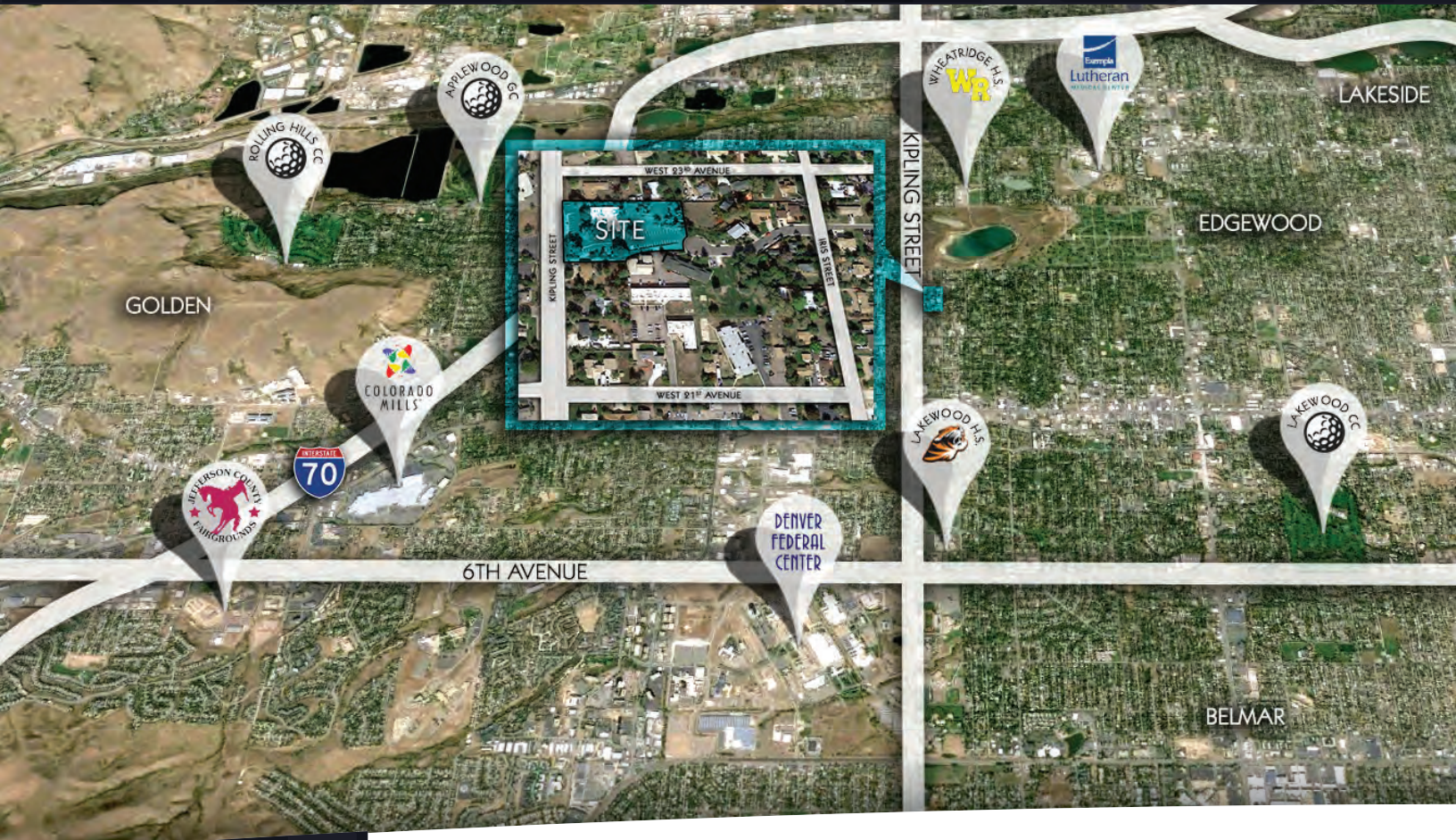
traffic counts

Street	Cross Street	VPD
Kipling Street	W 23rd Avenue	35,100
Kipling Street	W 21st Avenue	40,000

costar, 2016



location highlights



area amenities



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