

# 965 S KIPLING PARKWAY

Lakewood, CO 80226

#### PROPERTY HIGHLIGHTS

1,793 SQUARE FEET AVAILABLE IMMEDIATELY

4 PRIVATE OFFICES

OPEN WORK STATION IN LARGE RECEPTION AREA/LOBBY

**BUILDING SIGNAGE!** 



1,793



**SPACES** 



4,600 SF



#### PROPERTY DESCRIPTION

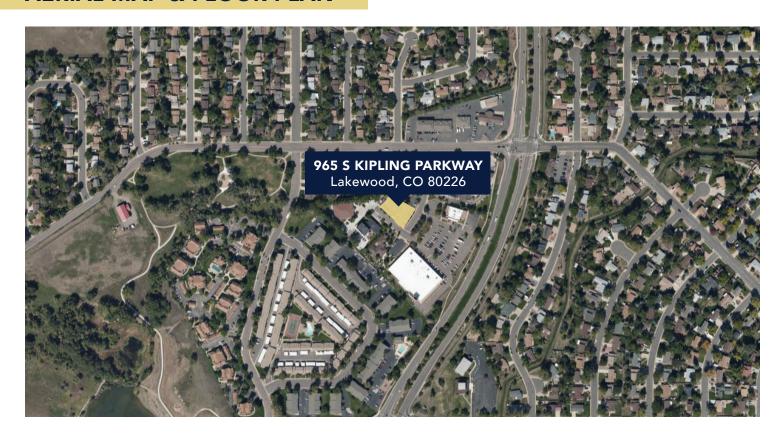
Two unit medical/professional office building in a great Lakewood location. Suite B is available for lease or sale as an office condo with 1,793sf. Most recently occupied by an insurance broker, the space has 4 private offices, 1 semi-private work area or storage room, an open lobby with reception/work area, and a kitchen.

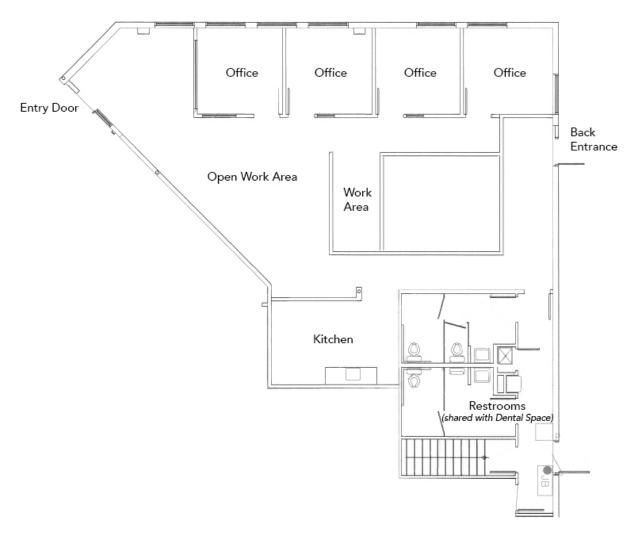
One story street level building with storage available in the shared basement. This is a mixed use space with a long standing, well established dental practice in adjacent suite. The two suites share 15 guest/patient parking spaces in the front and 7 staff spaces in the back lot.

**Madison Commercial Properties** 501 S. Cherry Street, Suite 350, Denver, CO 80246 720.441.1460 | www.madisoncommercial.com



#### **AERIAL MAP & FLOOR PLAN**





### **ADDITIONAL PHOTOS**













### **AREA STATISTICS**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Median Household Income	\$84,680	\$72,520	\$66,313
Households	4,825	48,283	123,477

TRAFFIC COUNT	CROSS STREET	TRAFFIC	YEAR
S Kipling St	W Kentucky Dr N	45,800	2017
S Kipling St	W Kentucky Dr N	47,580	2020



If you have any further questions or would like to learn more, **please contact me today!** 

## **Todd Brown**

Broker Associate
303-916-3955
tbrown@madisoncommercial.com

