



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!



AVAILABLE SF
1,793
SF



BUILDING SF
4,600
SF



PARKING
14
SPACES



YEAR BUILT/RENO
1997

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!**

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