

965 S Kipling Parkway Unit B, Lakewood, CO

# For Sale and Lease

1,856 SF Renovated Office/Medical Condo



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**COLOROSA**  
**COMMERCIAL**  
**PROPERTIES**

SALES | INVESTMENT | LEASING

# Property Overview

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**Sales Price**  
**\$560,000**



**Lease Rate**  
**\$22.50 NNN**



**Parking**  
**3.26:1,000 SF**



**Signage**  
**Available**

**1,856 RBA**

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**New Roof 2023**

.....

**Year Built 1997**

.....

**Renovated 2021**

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**ADA and HIPAA Compliant**

.....

**Sound Dampening Insulation**

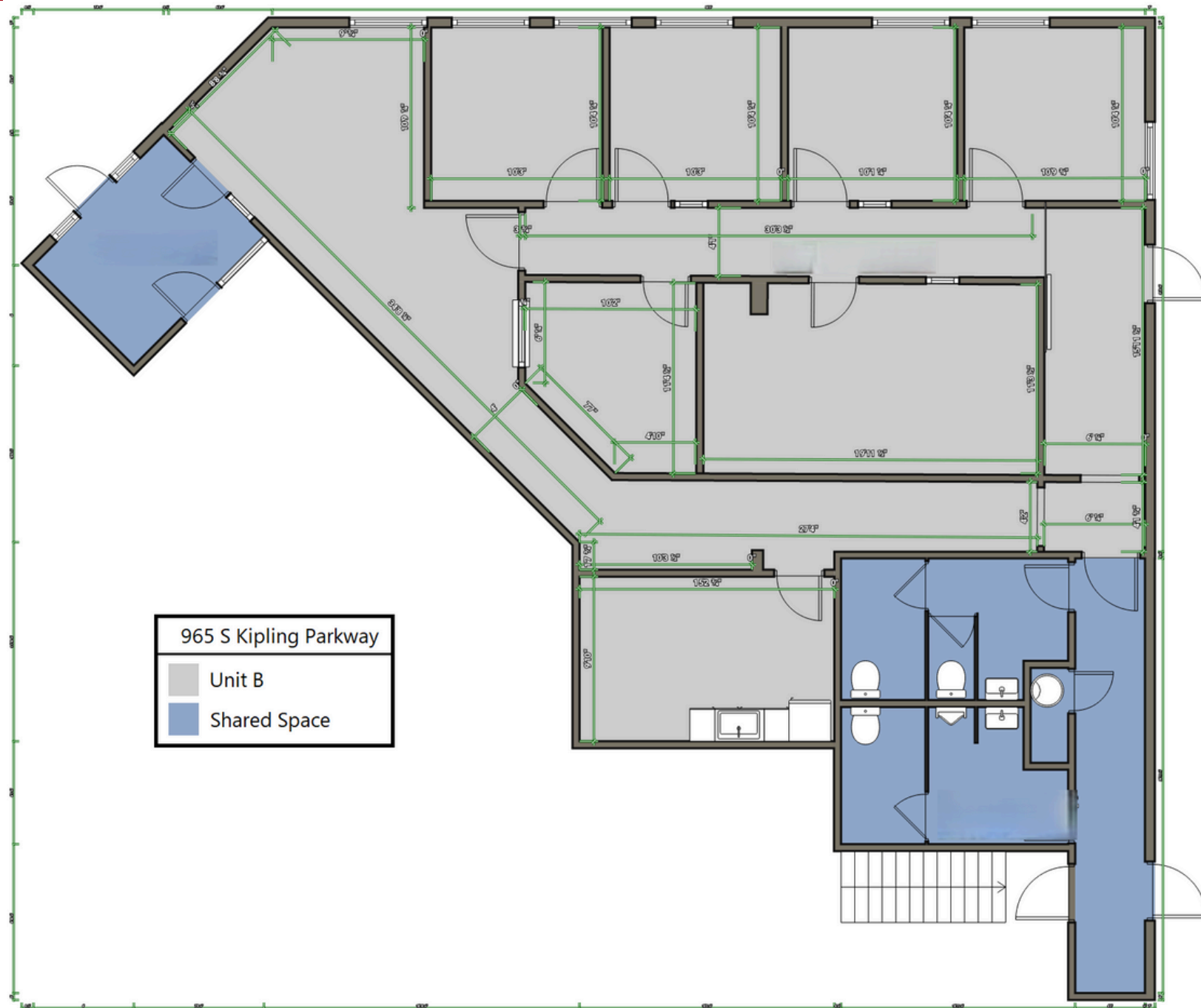
# Interior

965 S Kipling Parkway Unit B, Lakewood, CO



# Floor plan

## 965 S Kipling Parkway Unit B, Lakewood, CO



# Interior

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# Nearby Retail

965 S Kipling Parkway Unit B, Lakewood, CO



# Demographics

965 S Kipling Parkway Unit B, Lakewood, CO


### DEMOGRAPHIC SUMMARY

965 S Kipling Pkwy, Lakewood, Colorado, 80226  
Ring of 1 mile

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#### KEY FACTS

**11,723**  
Population



**4,967**  
Households

**42.1**  
Median Age

**\$75,730**  
Median Disposable Income

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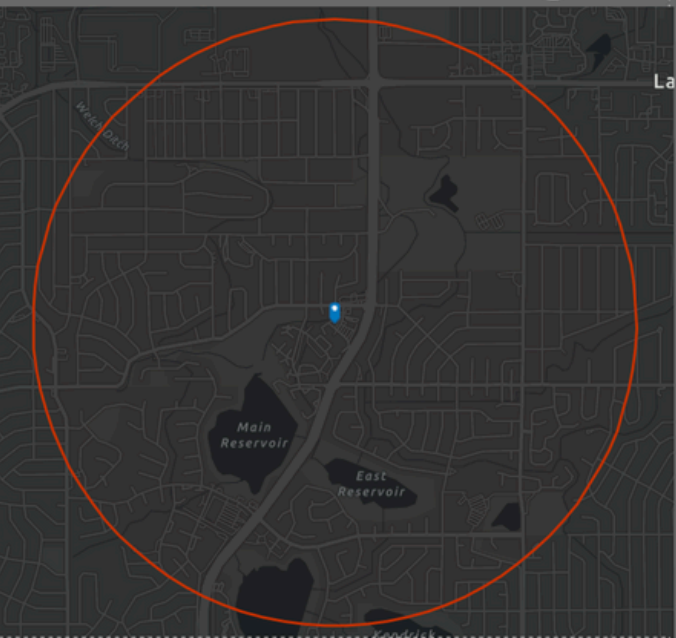
#### EDUCATION

**5.7%**  
No High School Diploma

**21.3%**  
High School Graduate

**27.9%**  
Some College/  
Associate's Degree

**45.1%**  
Bachelor's/Grad/Prof Degree

esri

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### EMPLOYMENT

**74.6%**  
White Collar

**14.3%**  
Blue Collar

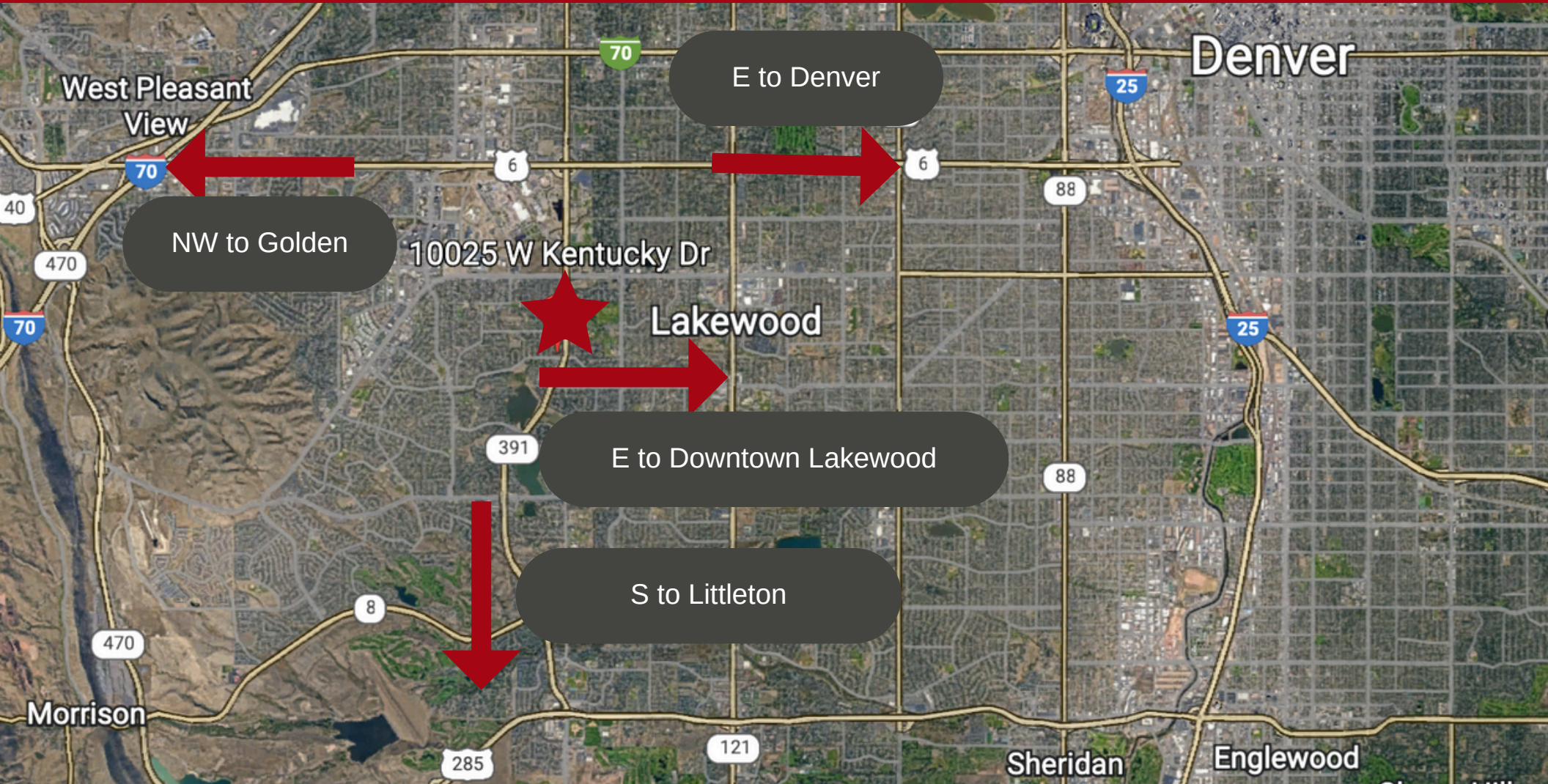
**12.2%**  
Services

**1.9%**  
Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

# Access and Commute

965 S Kipling Parkway Unit B, Lakewood, CO



Denver	14 minutes	Golden	16 minutes
.....			
Downtown Lakewood	5 minutes	Littleton	10 minutes



# Disclosure

## 965 S Kipling Parkway Unit B, Lakewood, CO

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Denver Downtown in compliance with all applicable fair housing and equal opportunity laws.



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