



## MEDICAL SPACE

**7950** KIPLING ST.  
ARVADA, CO 80005

### PROPERTY INFORMATION

- YOC 1995
- 33,190 RSF
- 6:1,000 Parking
- 2 Stories
- Meticulously maintained

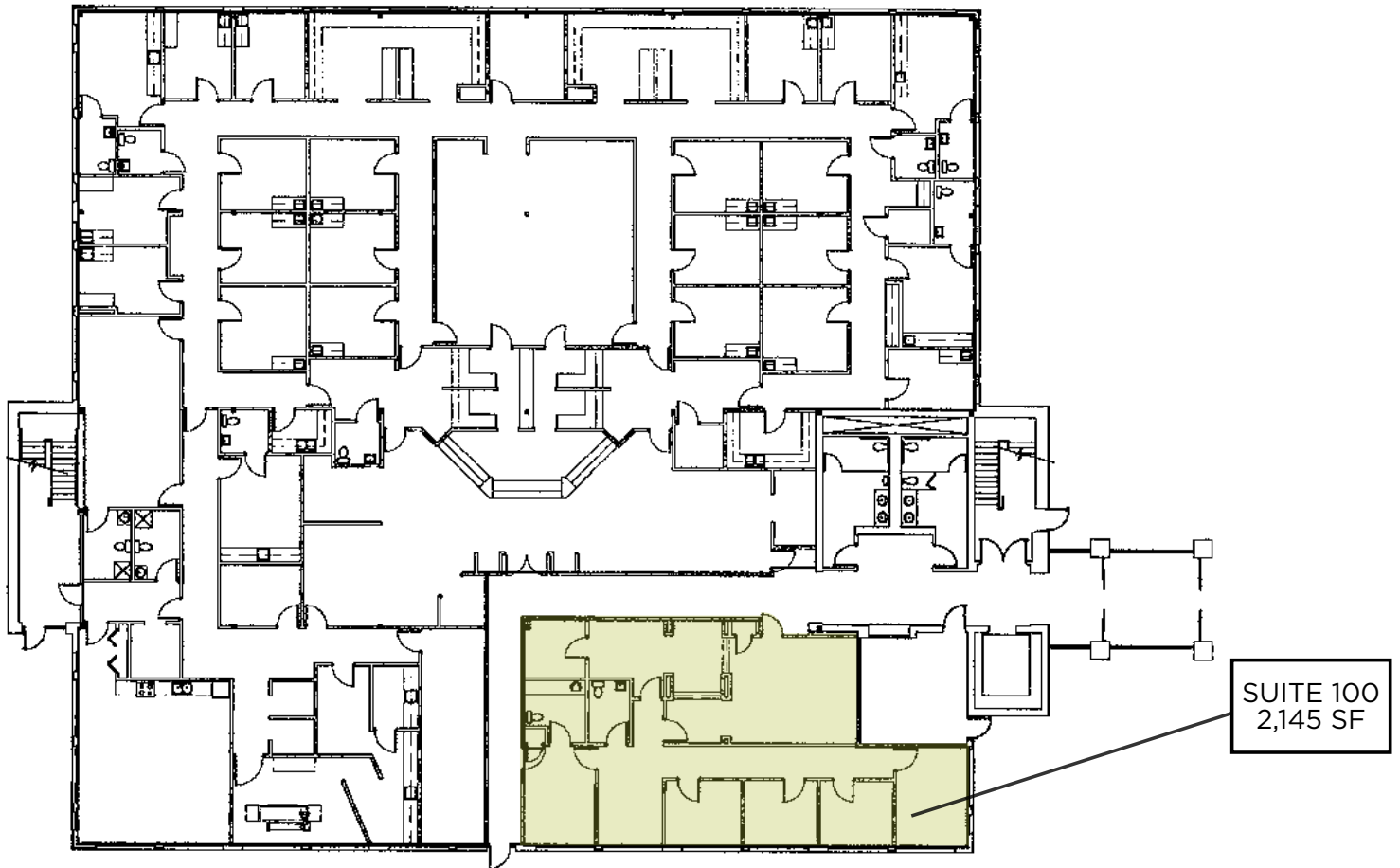
BUILDING RSF

**33,190**

STARTING NNN LEASE RATES

**\$21.00 - \$22.00 PSF**

# SUITE 100 | 1<sup>st</sup> Floor



## 2,145 RSF

Lobby - waiting room with built-in check-in/out desk, 4 to 5 exam rooms with sinks, file, storage, private office, and two restrooms.

## AREA DEMOGRAPHICS

POPULATION

**249,459**

TOTAL HOUSEHOLDS

**100,566**

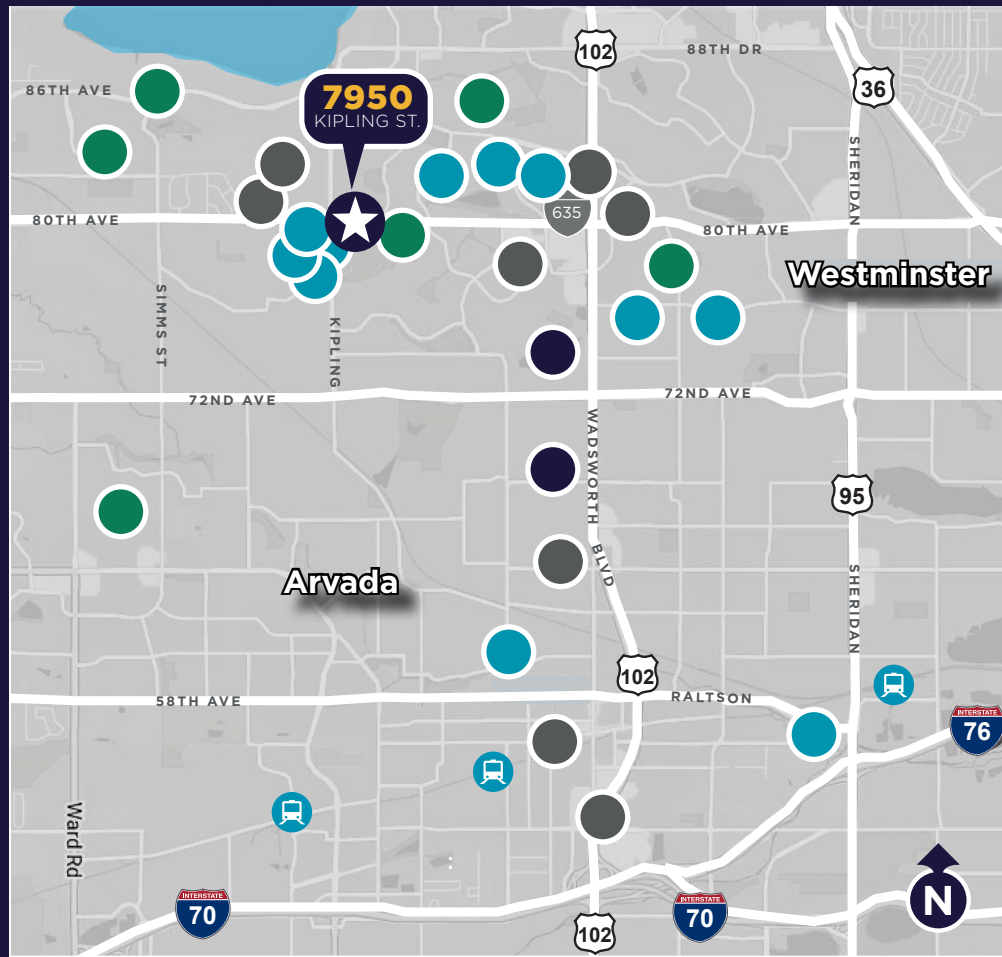
H.H. INCOME

**\$115,492**

AVE. AGE

**39.1**

**\*5 MILE** RADIUS



## AREA SUMMARY AND AMENITIES

### ABOUT ARVADA

Arvada has over 100,000 residents and a strong, stable economy catering to its residents and visitors alike. Arvada features over 125 miles of hiking, biking, and horseback riding trails. Tenants of 7950 Kipling have immediate access to many of these amenities including parks throughout the city. Two Ponds, a 79-acre Wildlife Refuge is right outside the building.

The Arvada Arts Center boasts world class performances and the bustling streets of Olde Town feature farmers markets, boutiques, breweries, and local cuisine which add to the vibrant community.

#### RECREATION ●●●●

- Two Ponds Open Space
- Standley Lake Regional Park
- Apex Center
- Simms Recreation Center
- Dry Creek Trail
- Van Beiber Open Space
- Local Municipal Golf Courses

#### CULTURAL AMENITIES ●●●●

- Children's Music Academy
- Arvada Arts Center

#### RETAIL & RESTAURANT ●●●●

- King Soopers
- Safeway
- Sprouts
- The Butchery
- Target
- Chase Bank
- Hilton Garden Inn Arvada
- Sweet Bloom Roasters
- Whole Foods

#### MEDICAL ●●●●

- Advantage ENT & Audiology
- Arvada Eye Associates
- DaVita Kidney Care
- OrthoONE
- Colorado Regional Oral Surgery
- Hearing Rehab Center
- Perfect Teeth
- New West Physicians
- Altitude Family Medical Center
- Westside Women's Care





## CONTACT INFORMATION



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