



**MEDICAL SPACE**

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

**PROPERTY** INFORMATION

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

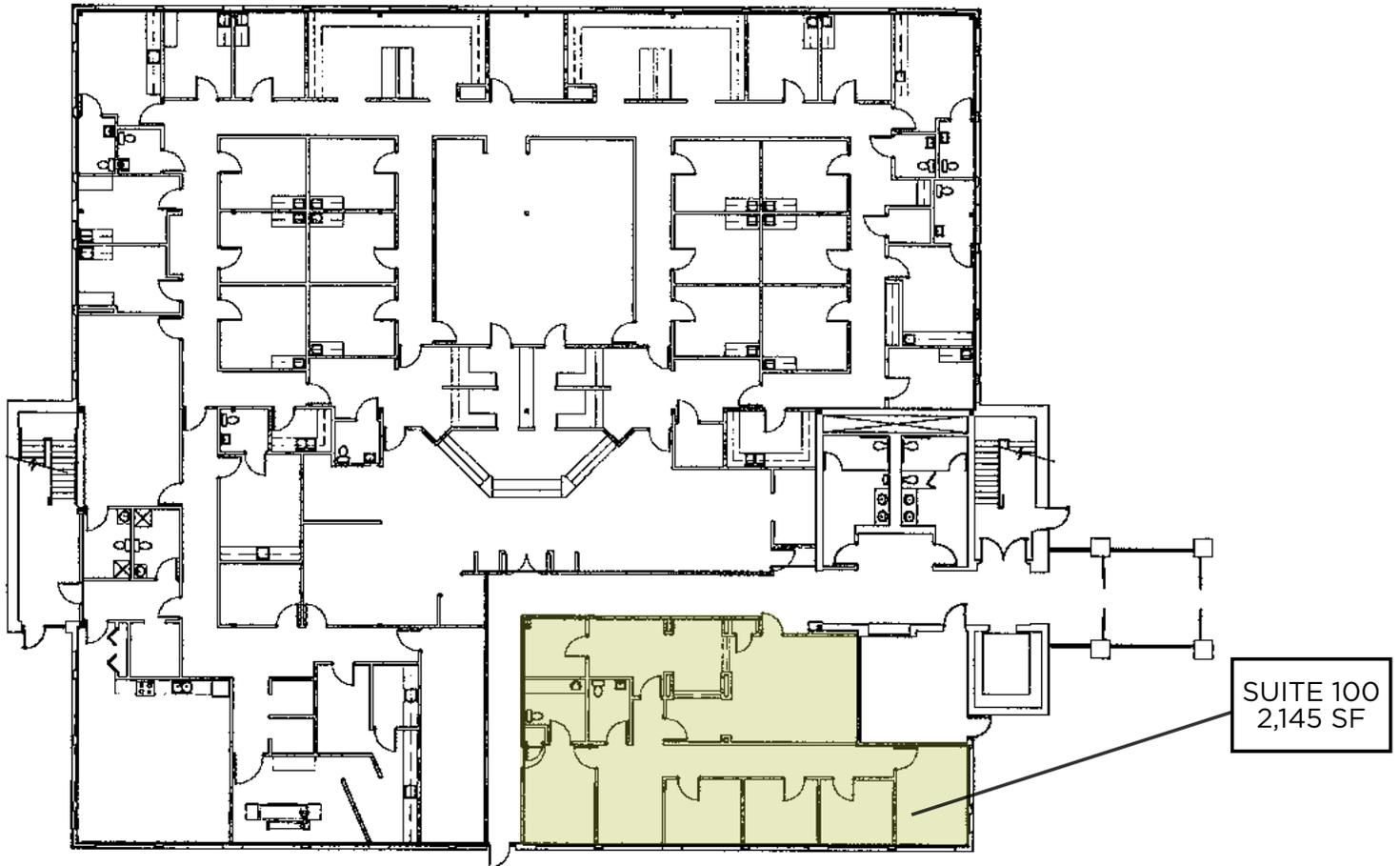
BUILDING RSF

**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

#### 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

#### CULTURAL AMENITIES ● ● ● ●

- Children's Music Academy
- Arvada Arts Center



## CONTACT INFORMATION

**BILL LUCAS**  
*Managing Director*  
Healthcare Advisory Practice  
+1 303 312 4239  
bill.lucas@cushwake.com

[cushmanwakefield.com](https://cushmanwakefield.com)



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.