

# Office Building for Lease

509 SCOTT AVE, WOODLAND PARK, COLORADO 80863-1293



## Overview

Position your business in a highly sought-after professional office building at 509 Scott Avenue in Woodland Park. This beautifully maintained property offers a modern, upscale environment with ample parking, easy access, and a strong professional tenant mix. Recently updated and undergoing additional improvements, the space is ideal for mortgage, financial, insurance, medical, wellness, or other professional office users seeking a polished image and convenient location. Minutes from downtown Woodland Park with stunning mountain surroundings and easy access for clients and employees alike.

| Unit: | Size:  | Lease Rate:   |
|-------|--------|---------------|
| 154   | 911 SF | \$2,125/Month |
| 2B    | 555 SF | \$1,295/Month |
| 2b    | 465 SF | \$1,085/Month |

## Highlights

- Premier professional office space in one of Woodland Park's most desirable business buildings, featuring modern finishes, excellent parking, and a prime central location.

## Property Details

|                 |                  |
|-----------------|------------------|
| Lease Rate      | ■ \$28 SF        |
| Building Size   | ■ 13,350 SF      |
| Space Available | ■ 555 - 1,100 SF |

Rev: August 20, 2026

### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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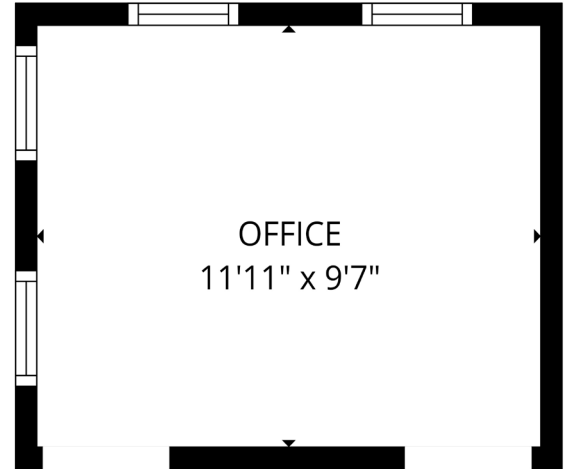


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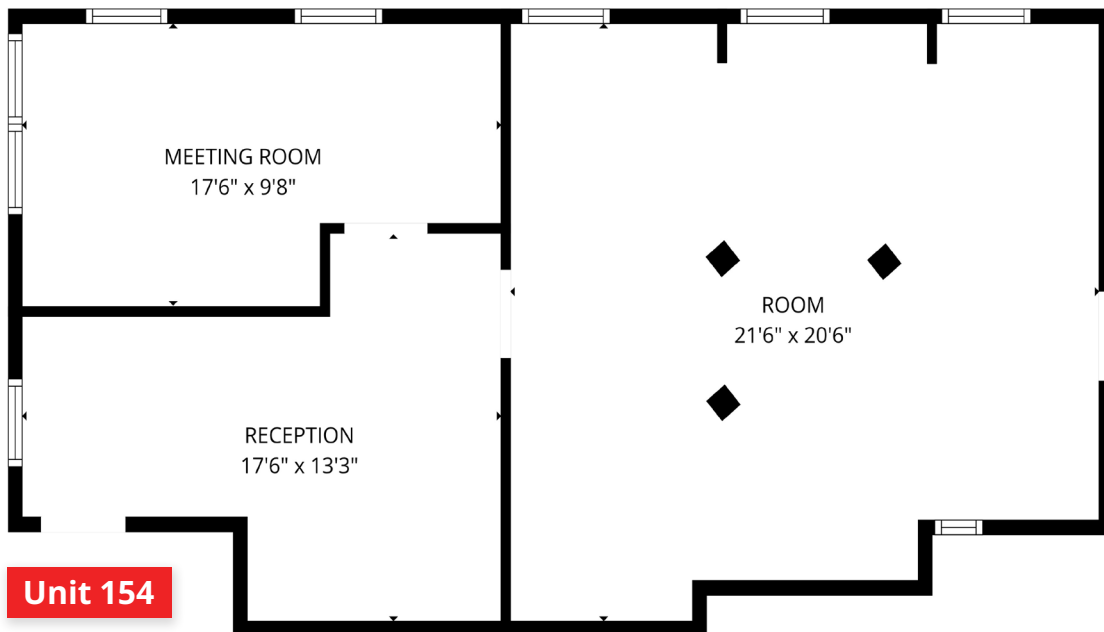
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**Unit 2B**



**Unit 2b**



**Unit 154**

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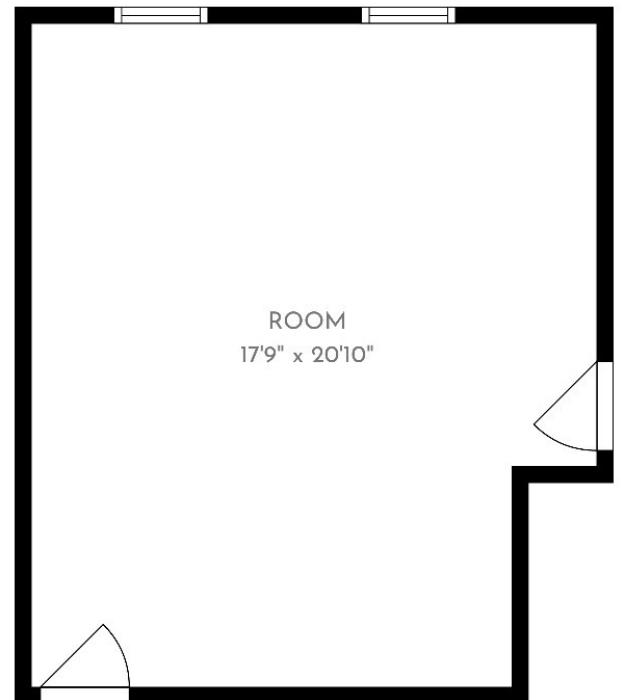
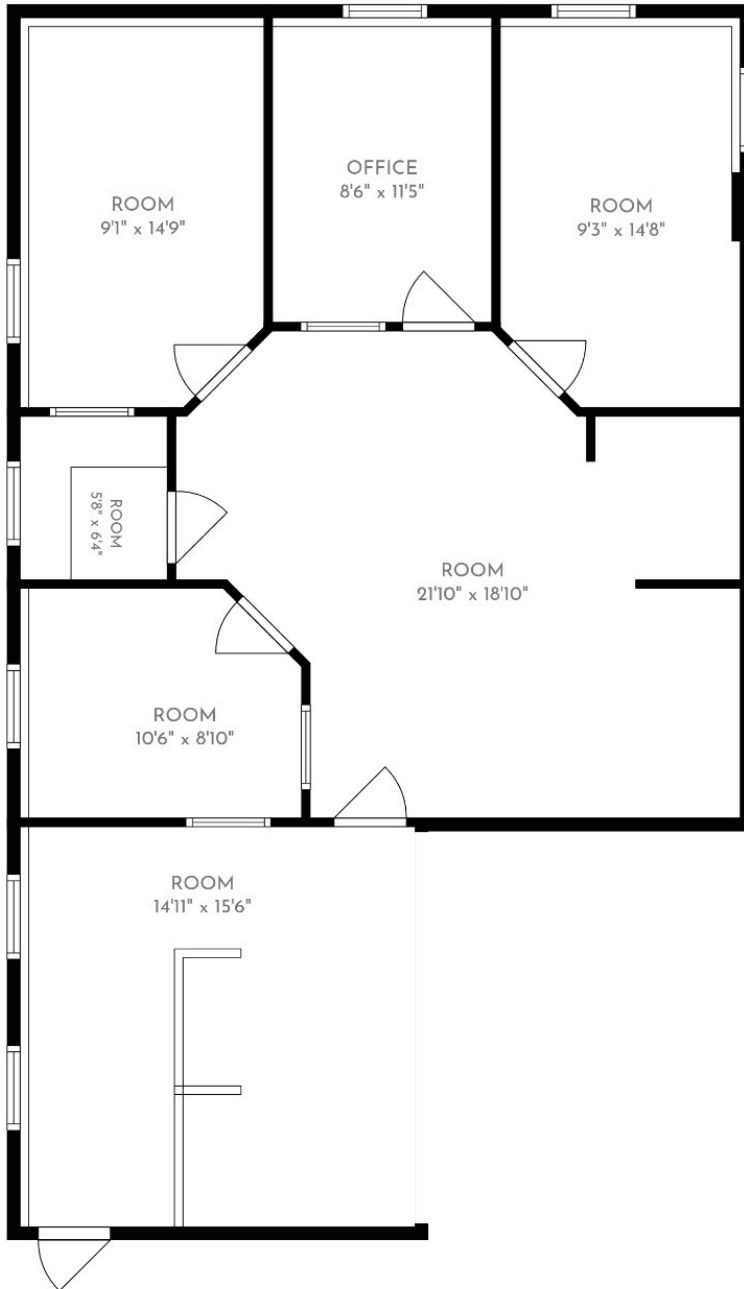
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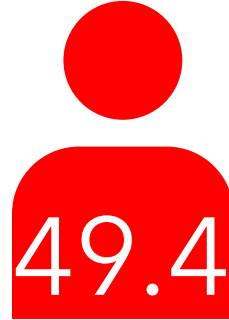
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## DEMOGRAPHICS



11,738  
Population



49.4  
Median Age



2.3  
Average  
Household Size



\$88,719  
Median Household  
Income

## TRAFFIC COUNT

| Nearest Cross Street | VPD    | Distance (mi) |
|----------------------|--------|---------------|
| E Chester Ave        | 4,210  | 0.1           |
| S Fairview St        | 1,021  | 0.1           |
| E Sheridan Ave       | 27,000 | 0.1           |
| US 24                | 25,000 | 0.1           |
| E Chester Ave        | 29,840 | 0.2           |



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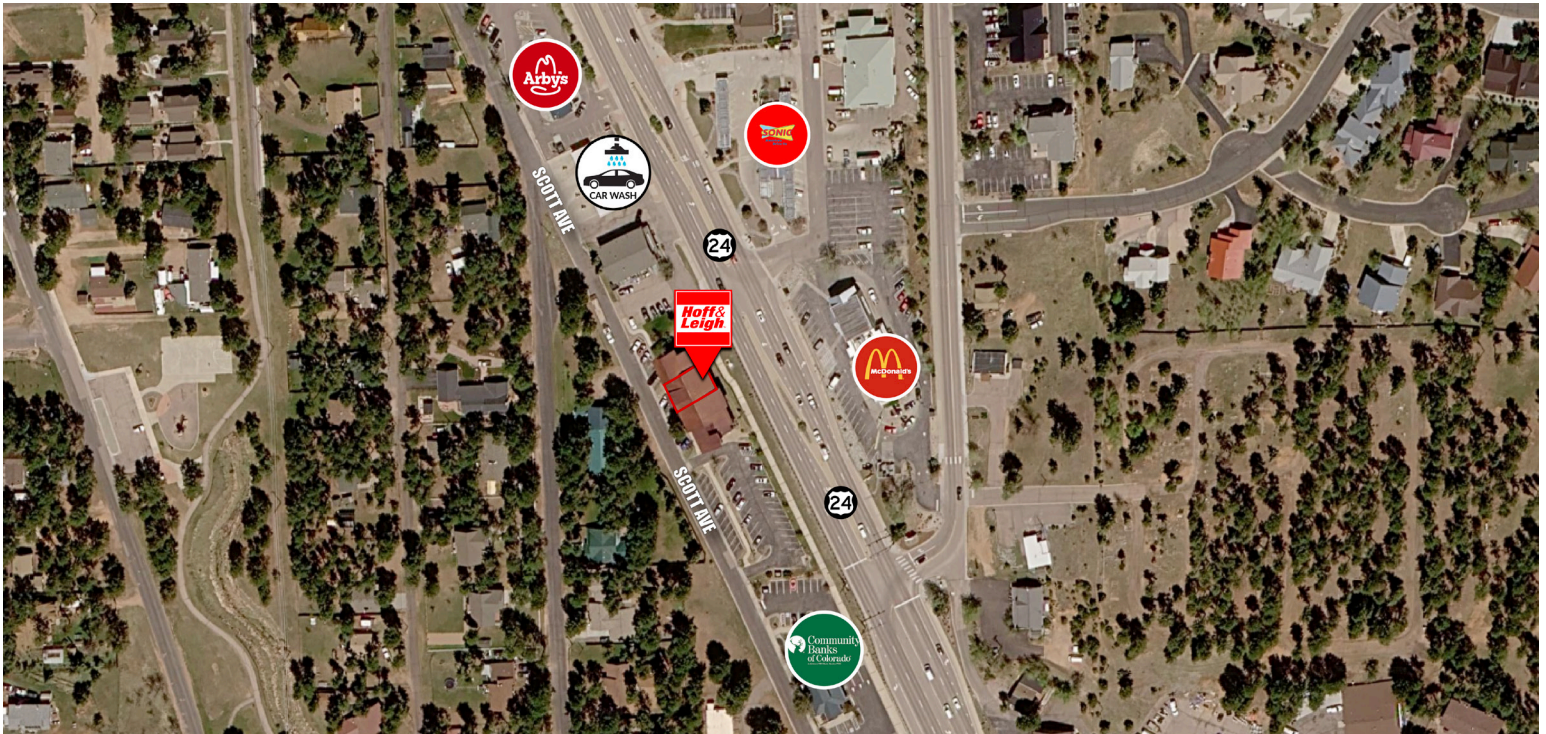
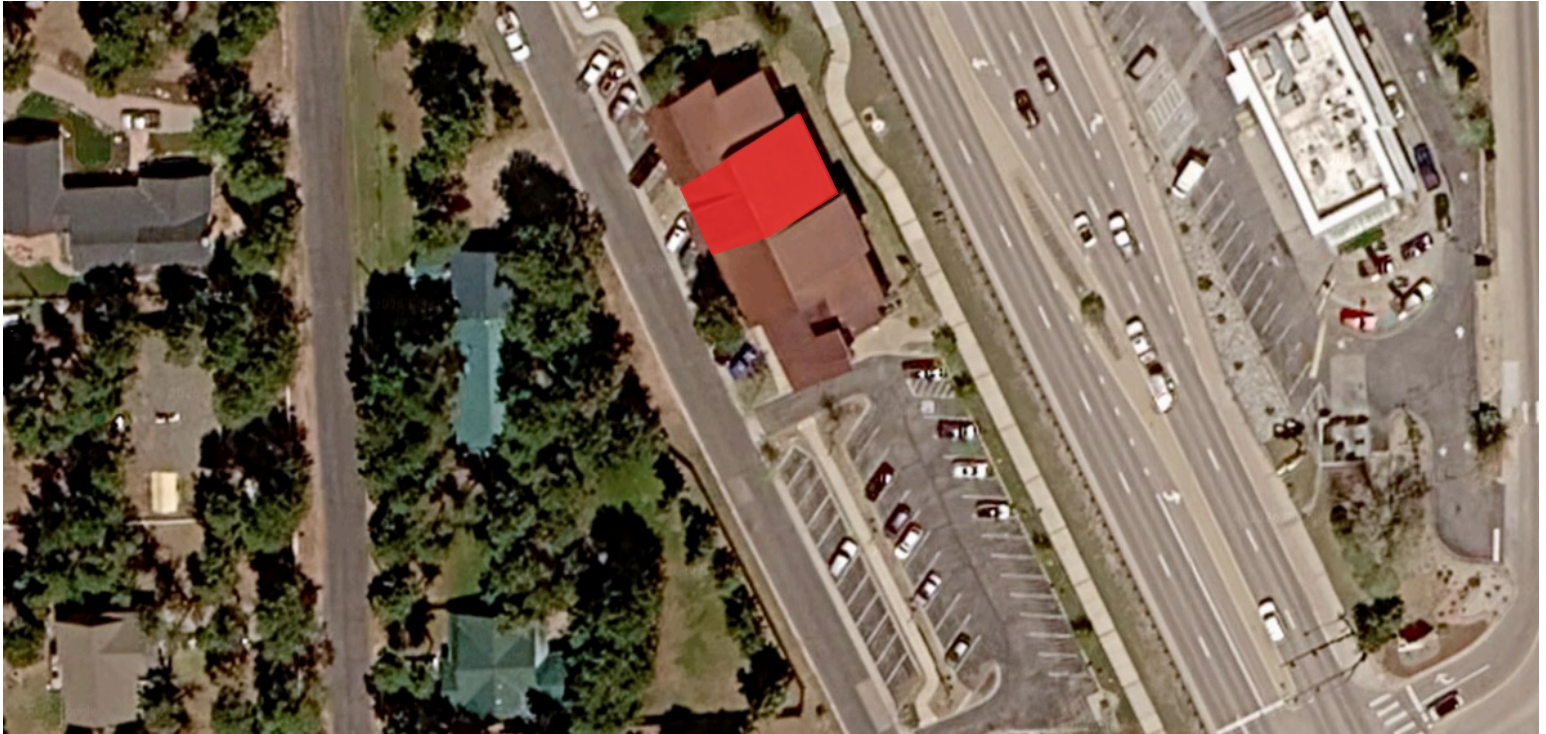
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