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:
290	400 SF	$950/Month
210	555 SF	$1,295/Month
260	1,000 SF	$2,400/Month
270	400 SF	$950/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
- $28-28.80 SF

Building Size
- 13,350 SF

Space Available
- 400-1,000 SF

Rev: November 17, 2026

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Guy Cox
C: 719.357.7494
O: 719.630.2277
GCox@HoffLeigh.com

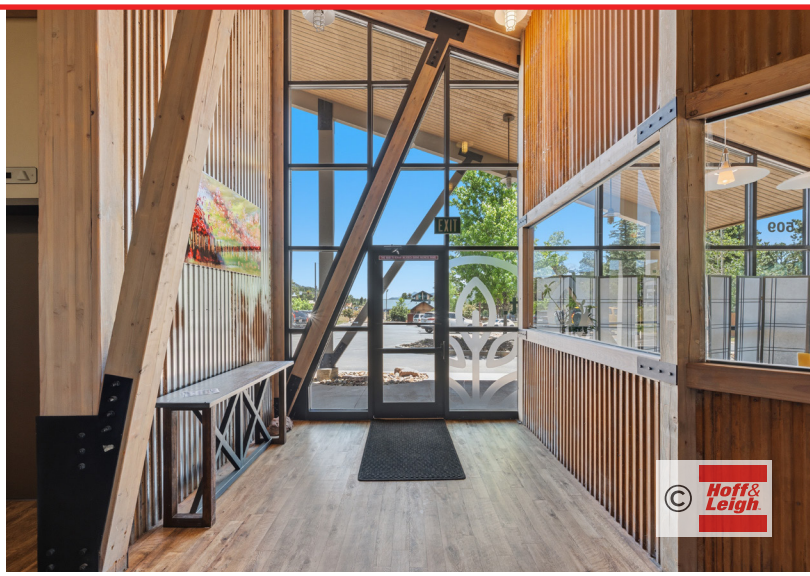


Luke Neely
C: 719.233.4263
O: 719.630.2277
LNeely@hoffleigh.com

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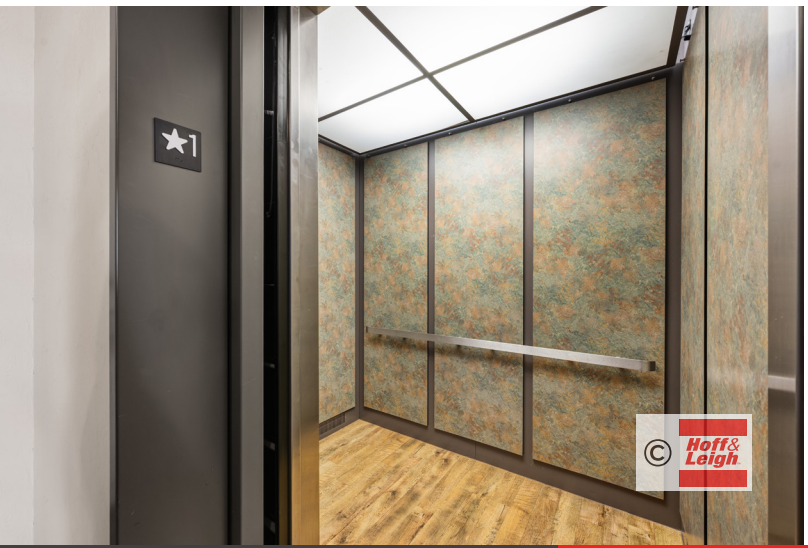
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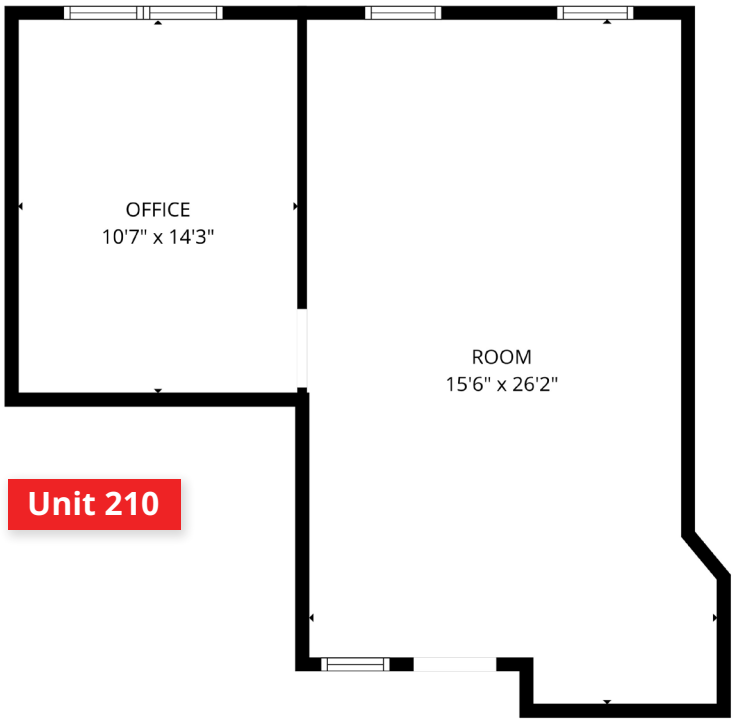
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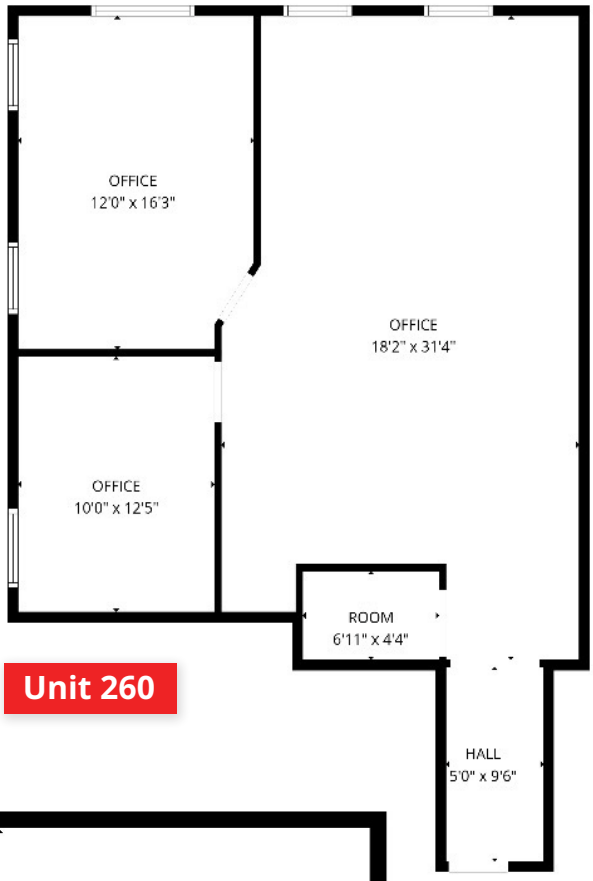
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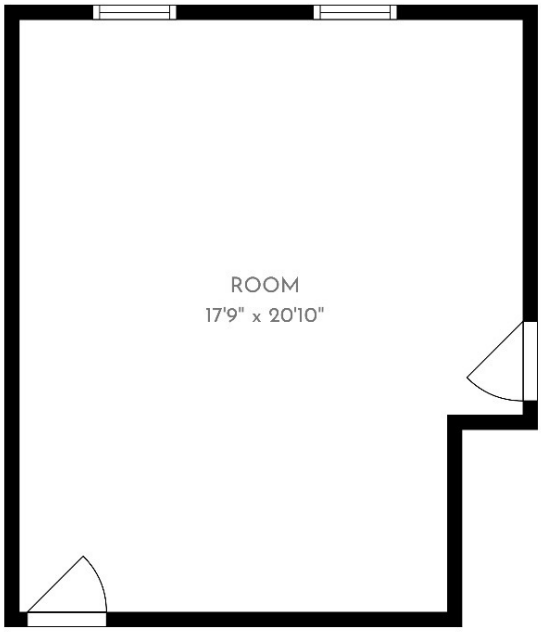
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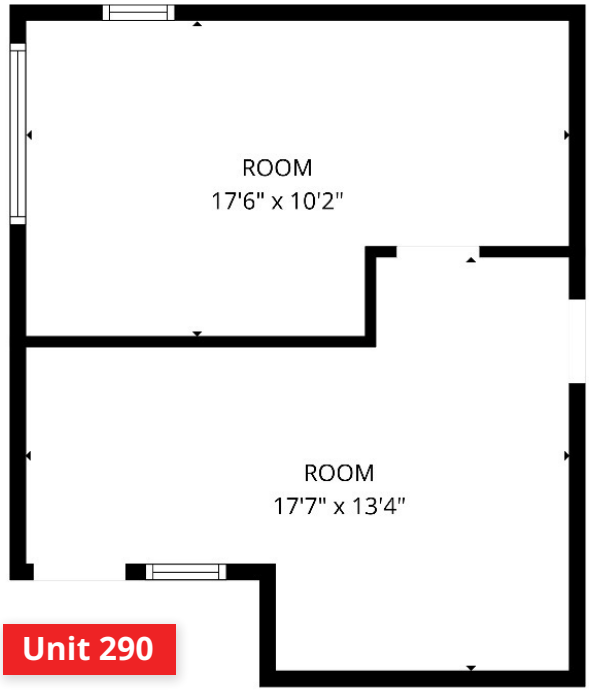
Unit 210



Unit 260



Unit 270



Unit 290

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DEMOGRAPHICS

11,738
Population

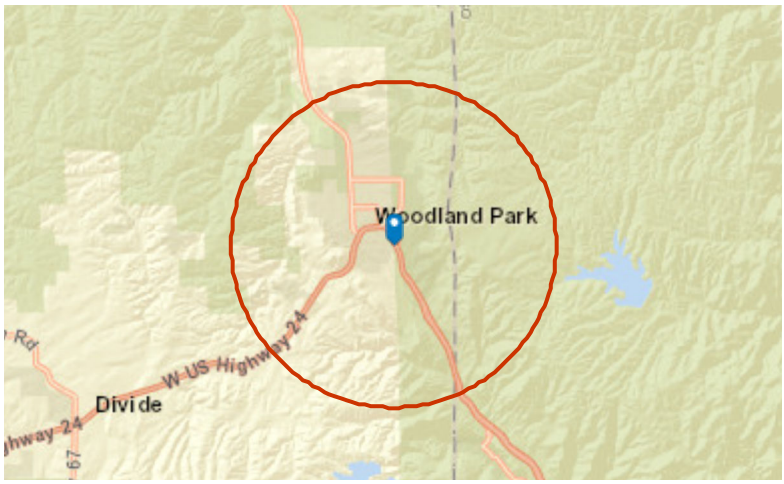
49.4
Median Age

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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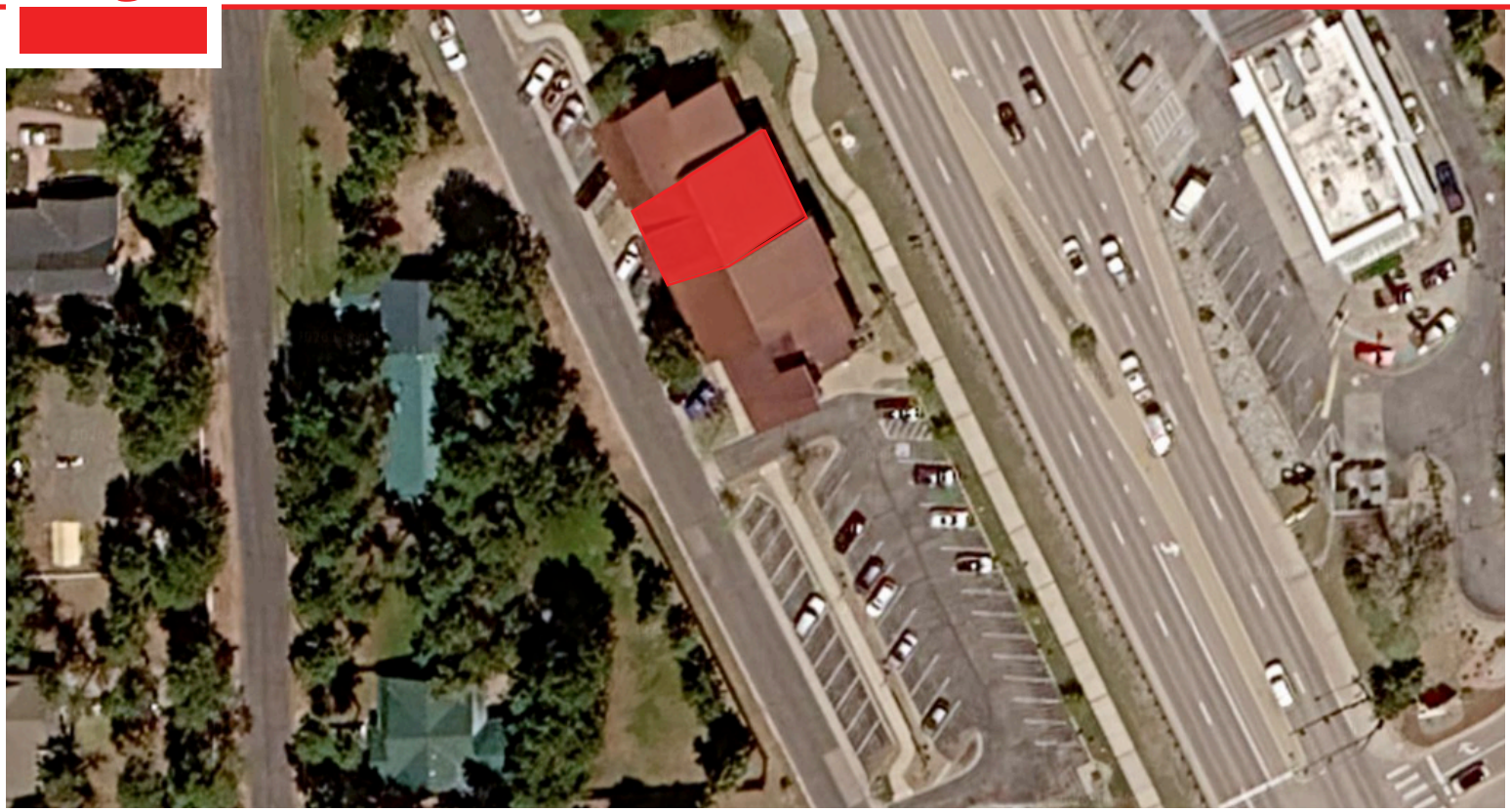
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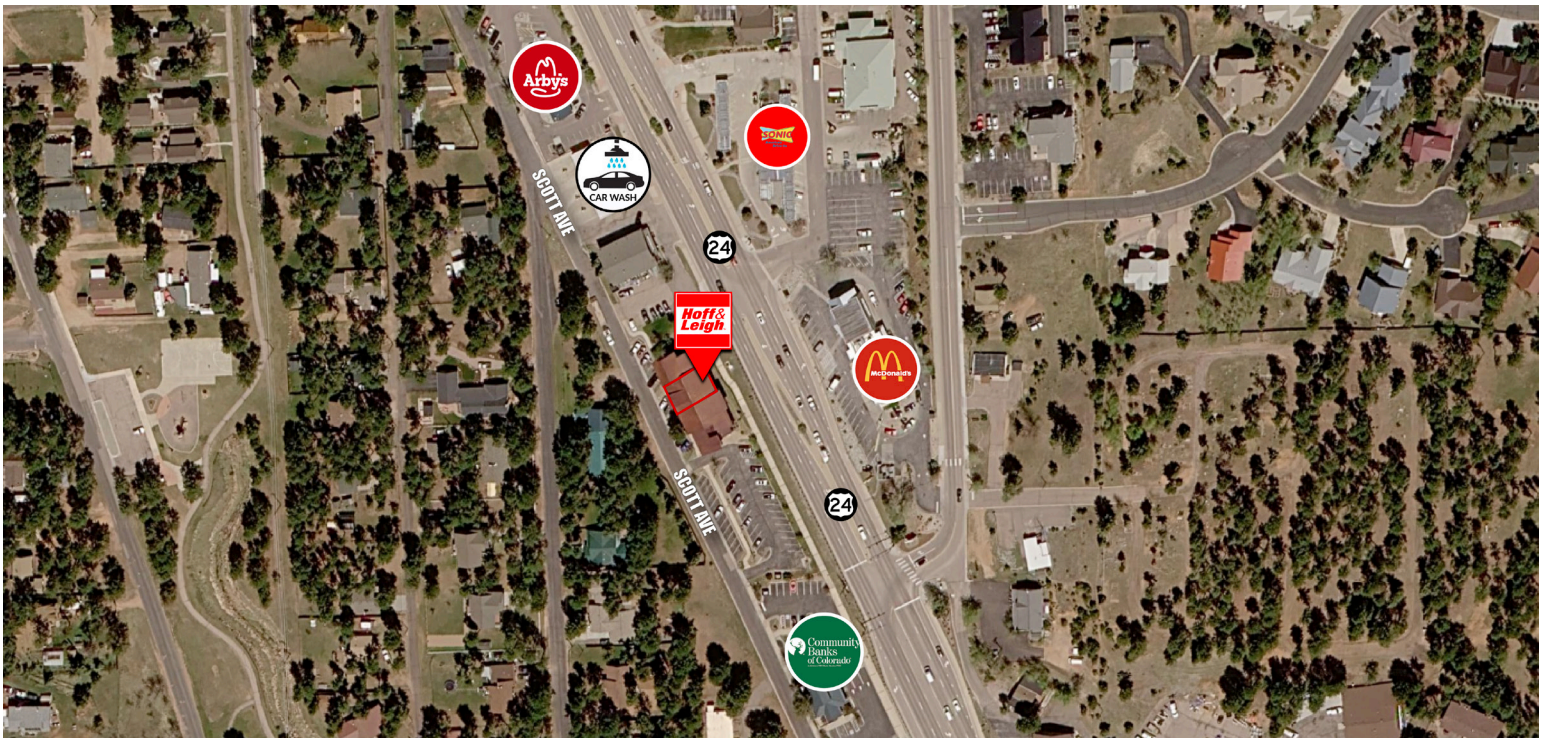


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