

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 (NNN)
2B	555 SF	\$1,295/Month (NNN)
2b	465 SF	\$1,085/Month (NNN)

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

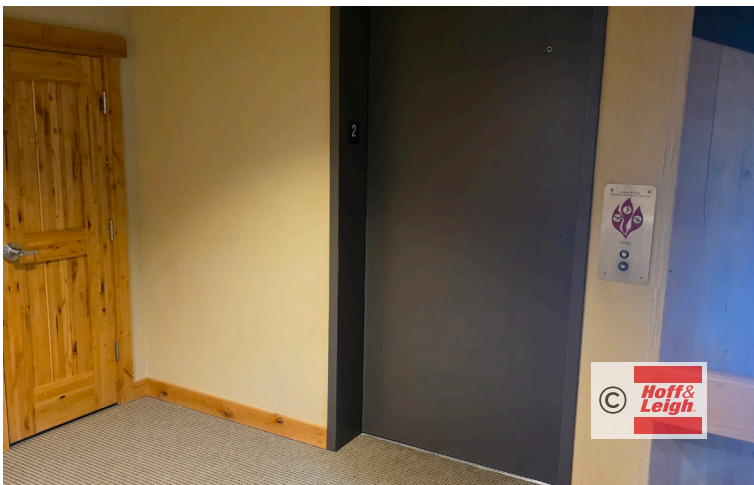
- Lease Rate ■ \$16 - \$18/SF + \$10/SF NNN
- Building Size ■ 13,350 SF
- Space Available ■ 555 - 911 SF

Rev: June 18, 2026



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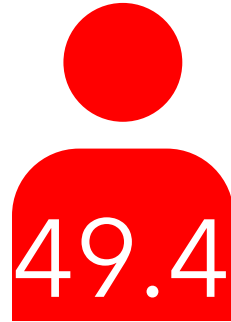
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DEMOGRAPHICS



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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Our Network Is Your Edge

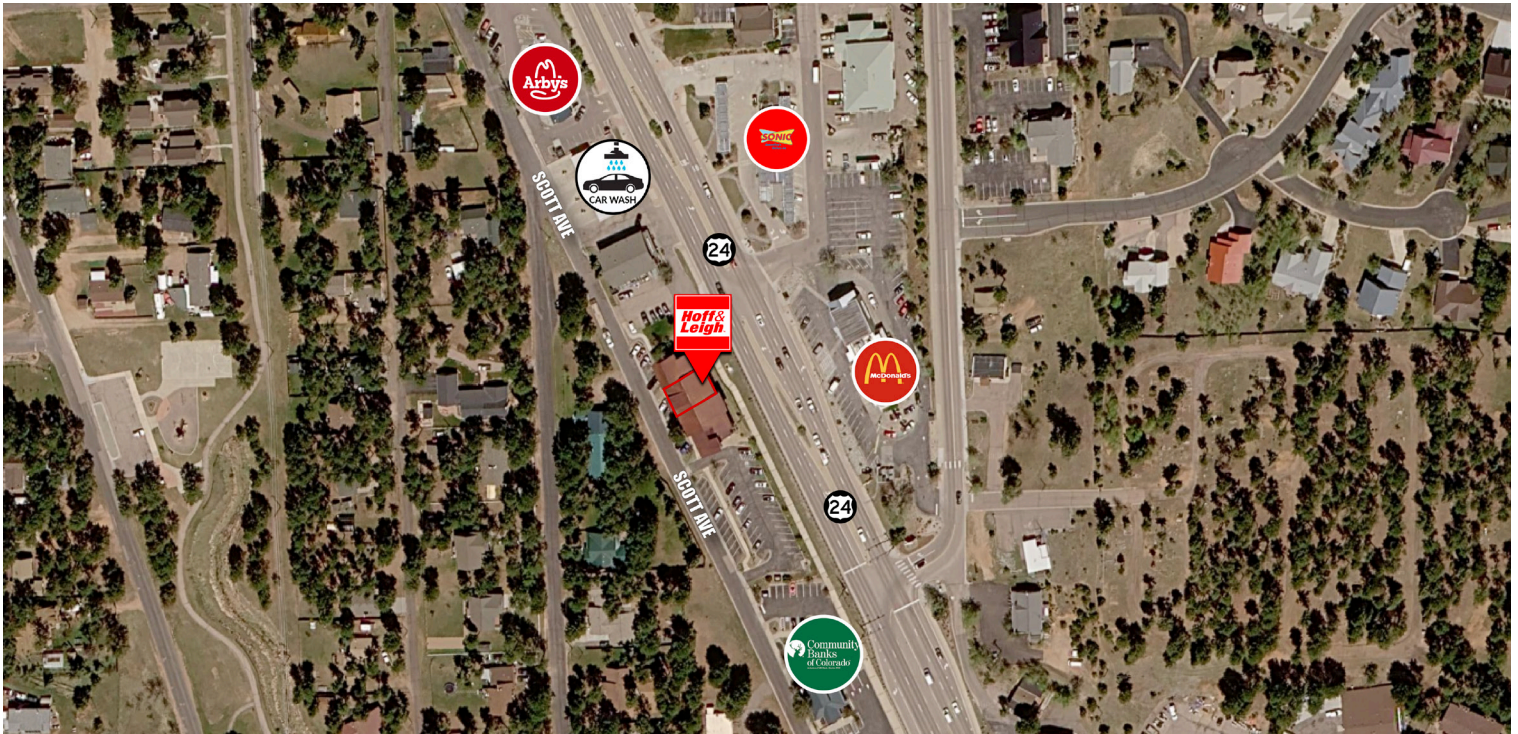
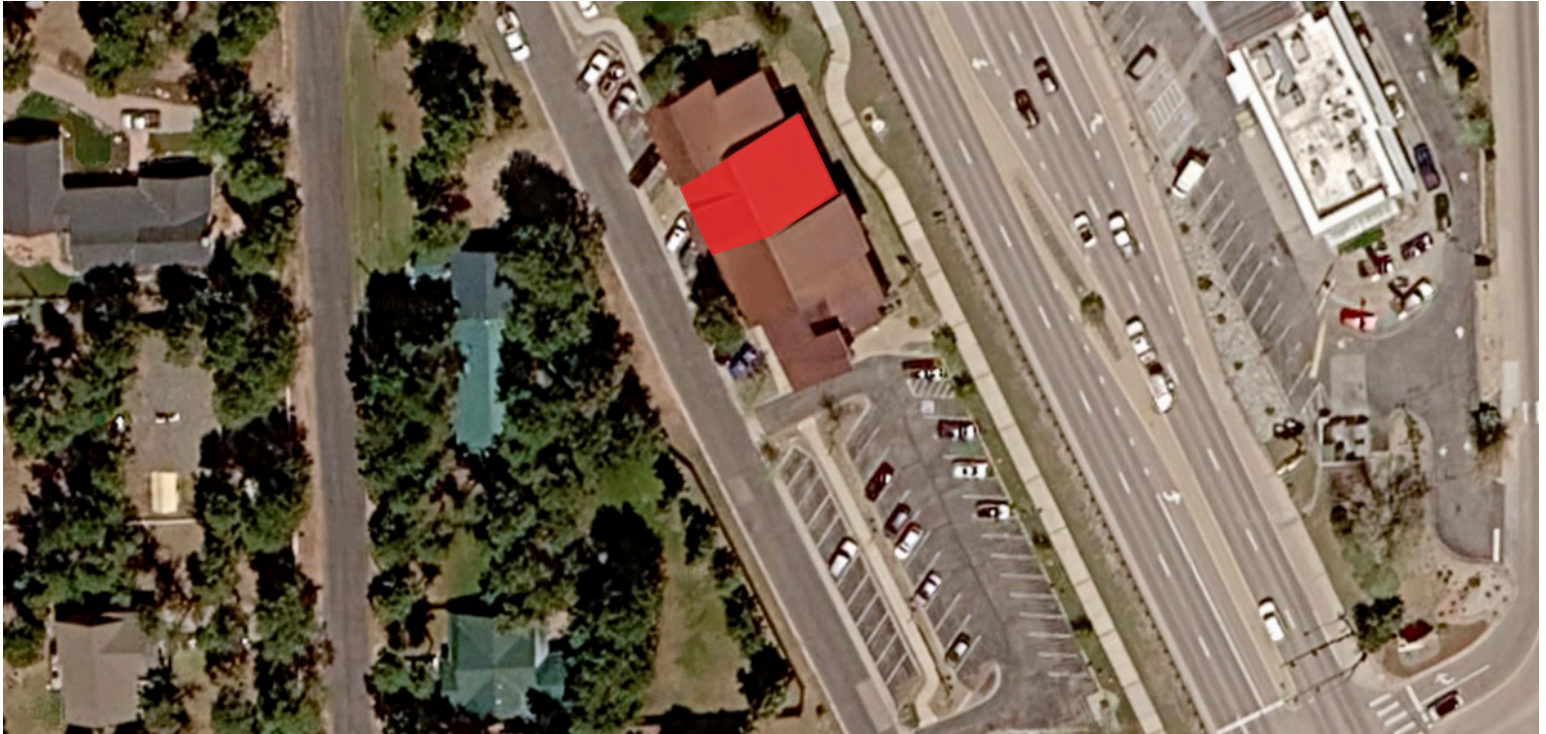
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Brian Canady
C: 719.433.1102
O: 719.630.2277
BCanady@HoffLeigh.com

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