



PROPERTY HIGHLIGHTS

Hard to find small retail or office space in one of the premier building in downtown Lafayette. This space has strong visibility in the heart of Lafayette's old town district. Don't miss this opportunity. Call listing brokers for further information.

- Heart of Downtown Lafayette
- Great visibility
- Class A Building
- Flexible uses allowed
- Near many amenities
- Secured on-site storage available

Available SF: 1,140 RSF
Lease Rate: \$20.00/RSF NNN
Expenses: \$7.50/RSF
Lease Term: Negotiable

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

CONTACT US

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RETAIL/OFFICE SPACE FOR LEASE

THE HEART OF LAFAYETTE

Colorado
Group

300 SOUTH PUBLIC ROAD, LAFAYETTE, CO 80026

PROPERTY PHOTOS



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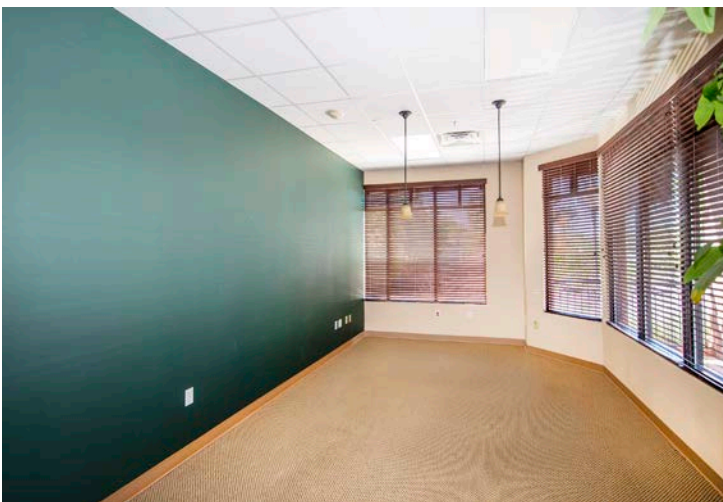
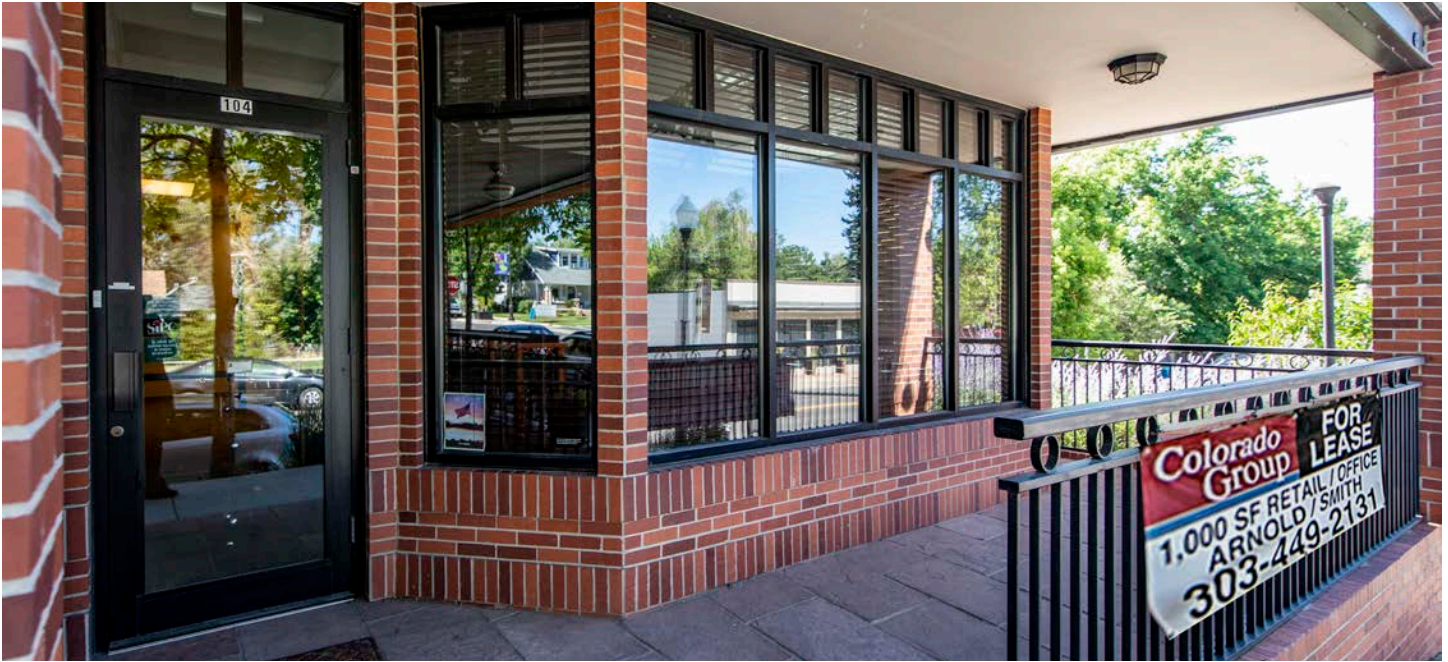
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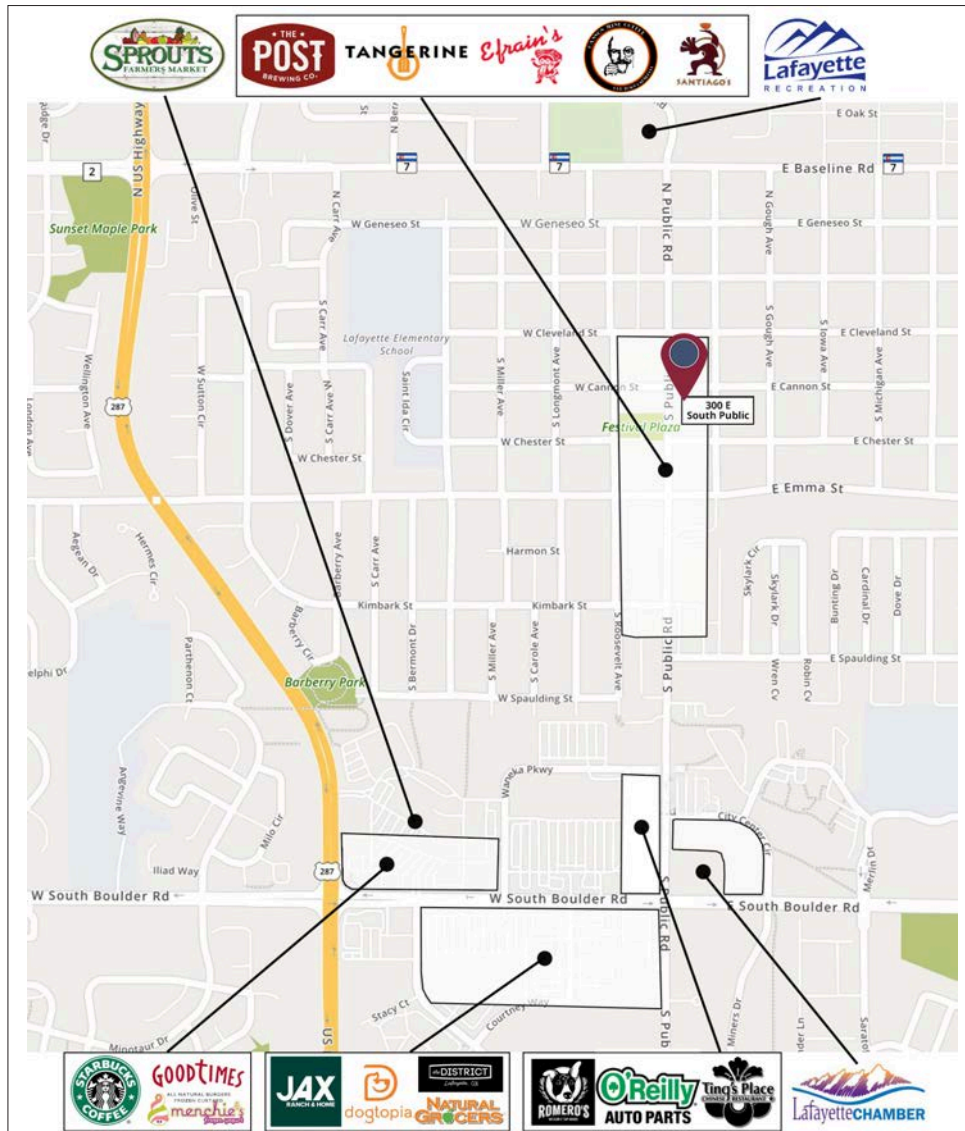
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PROPERTY LOCATION



AREA INFORMATION

CITY OF LAFAYETTE



Lafayette has a population of 28,714 and is located on the eastern edge of Boulder County which has a population of 322,514



Major employers include Epsilon/Abacus, UFP-Lafayette, RMI, Ball Aerospace, and GE Dharmacon



Average income is \$112,118



57% of adults have a bachelor's degree or higher compared to the 21.6% state average

DRIVE TIMES	
BOULDER	20 Minutes
LONGMONT	24 Minutes
DOWNTOWN DENVER	40 Minutes
DENVER INTERNATIONAL AIRPORT	40 Minutes

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