



PROPERTY HIGHLIGHTS

This brand new, well located medical office building is ready for your tenant finish and occupancy! Owned and developed by Boulder Community Health this is a great opportunity for medical offices or clinics. Great visibility, location and access off of South Boulder Road and Highway 287 in Lafayette. Please contact listing brokers for details.

The owner may finance up to \$20/SF of tenant improvements for a lease of 5 years or longer.

- Ample Parking
- Great location
- Near Restaurants
- Near Community Center

First Floor SF: 4,561 SF
Second Floor SF: 2,000 - 6,674 SF

Lease Rate: \$26.50/SF NNN
Expenses (Est.) \$14.00/SF

Available: Immediately

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.

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CLASS A MEDICAL OFFICE SPACE FOR LEASE

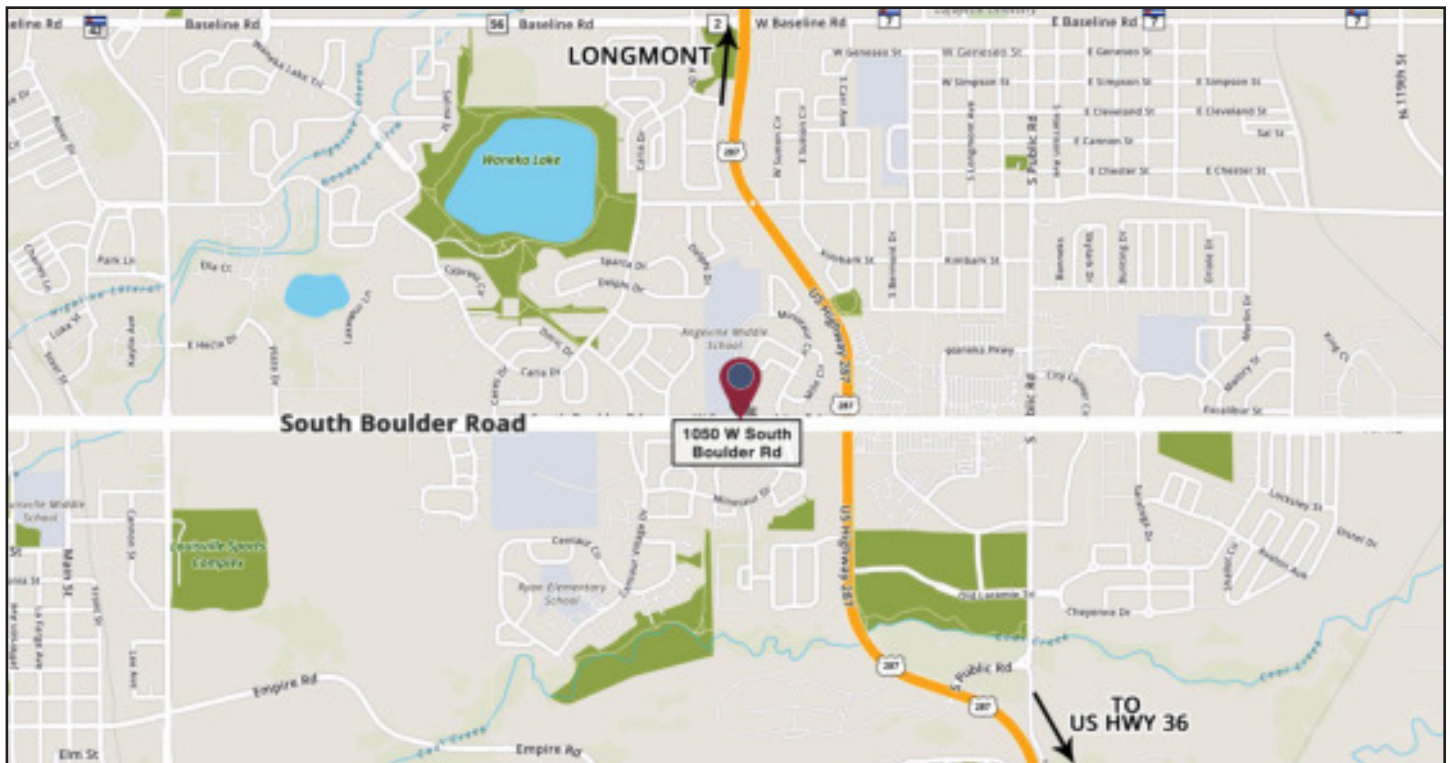
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1050 W. SOUTH BOULDER ROAD, LAFAYETTE, CO 80026

PROPERTY FLOOR PLAN



PROPERTY LOCATION



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* For a complete disclaimer, please see page one of this brochure.

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PROPERTY **PHOTOS**



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