



RETAIL / OFFICE SPACE FOR LEASE

100 E. SOUTH BOULDER RD
LAFAYETTE, CO 80026

PROPERTY HIGHLIGHTS

Great retail location on corner of South Public and South Boulder Rd. With high traffic counts, and 607 - 2,316 SF space available.

Lafayette's panoramic view of the Rocky Mountains is inspiring. The community values heritage, unique neighborhoods, a vibrant economy, and active lifestyles. It is a combination of small town livability with growth and superior City services, located between Boulder and Denver.

- High visibility
- Across the street from 207 new residential apartments
- Strong demographics
- Drive-thru windows
- On-site parking
- Over 18,000 cars/day
- Many amenities
- Population: 48,000 within 3 miles

Suite 101	1,087 RSF	Drive-thru window	Retail or Office
Suite 102	1,229 RSF		Retail
Suite 105	607 RSF	Drive-thru window	Retail or Office
Lease Rate	\$15.00/RSF NNN		
Expenses (Est)	\$5.60/RSF		
Lease Term	2-3 years		

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

Greg Fair

Principal/Broker Associate
303.449.2131 ext 131
greg@coloradogroup.com

The Colorado Group, Inc

3434 47th St, Suite 220

Boulder, CO 80301

303.449.2131

www.coloradogroup.com

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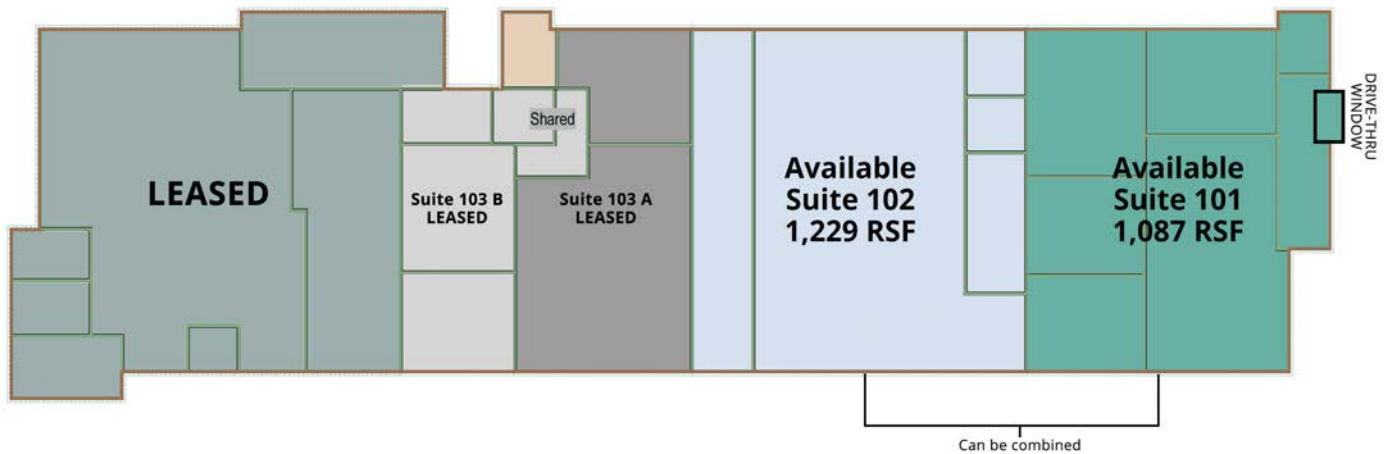
100 E. SOUTH BOULDER ROAD, LAFAYETTE, CO 80026

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PROPERTY PHOTOS



PROPERTY FLOOR PLAN



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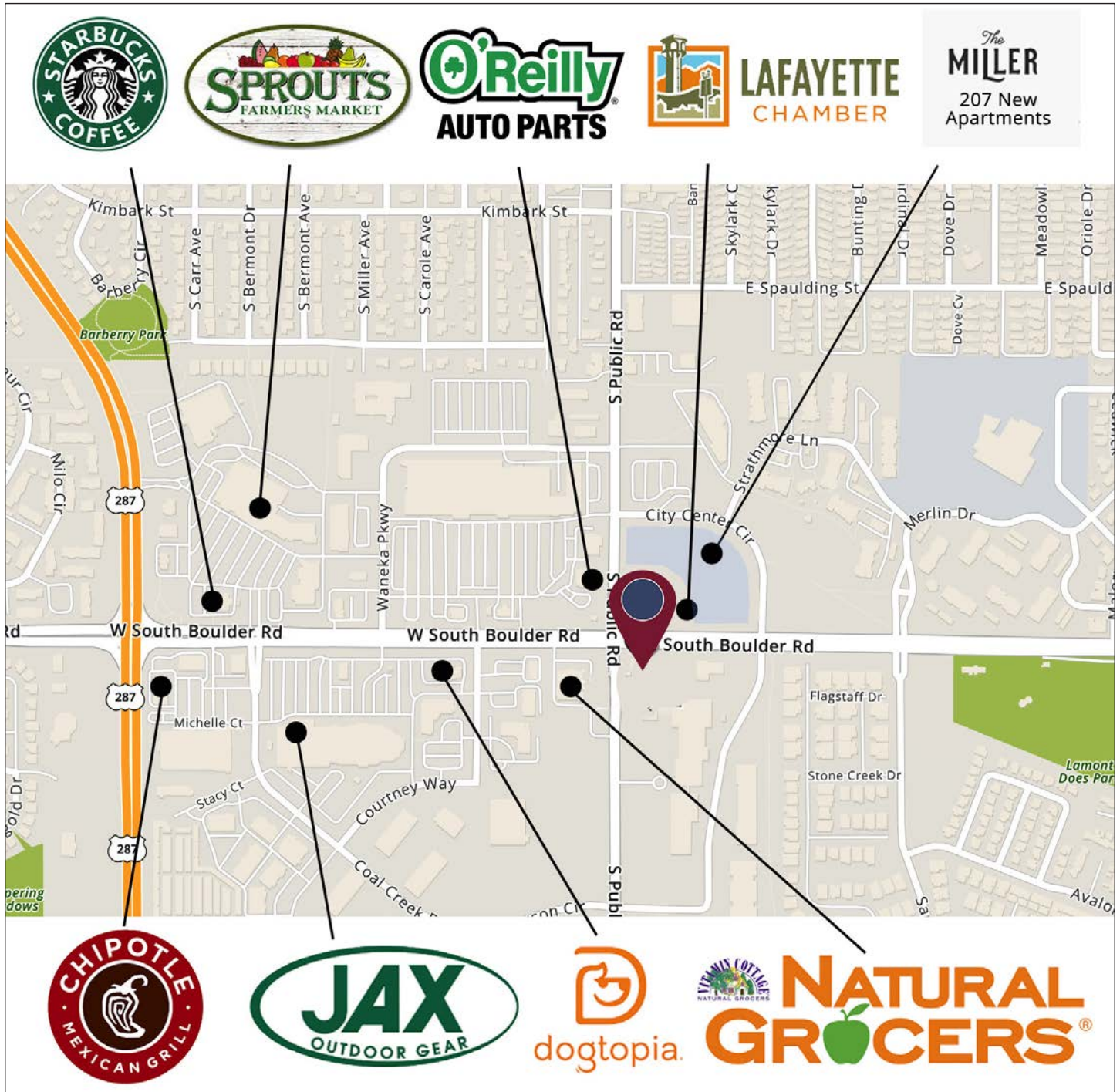
* For a complete disclaimer, please see page one of this brochure.

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PROPERTY LOCATION



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