



## FULLY FURNISHED OFFICE FOR SUBLEASE

390 EMPIRE ROAD, SUITE 202  
LAFAYETTE, CO 80026

### PROPERTY HIGHLIGHTS

**Great opportunity to sublet a fully furnished, move in ready office space** right off 287 and Empire Road. With easy access to E-470, 287, The Colorado Tech Center and US 36, this well maintained building is ideal for tenant looking to move quickly and occupy a space that is ready to go! Landlord will consider longer term, direct deals. Please call today for a showing!

- Move-in ready
- Fully furnished
- On-site parking
- Comcast and fiber available in building
- Elevator
- Near bus route
- Landlord would consider direct deal

<b>Suite 202</b>	3,399 RSF
<b>Available</b>	Now through December 31st, 2024
<b>Lease Rate</b>	\$19.50/RSF NNN
<b>Expenses (Est)</b>	\$8.00/RSF (includes utilities - Tenant pays data and phone)
<b>Parking</b>	On-site

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. Licenced in the State of Colorado.

### CONTACT US

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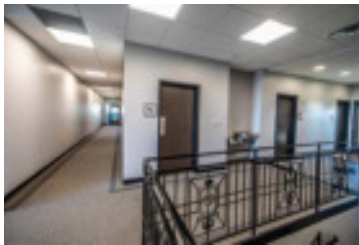
**The Colorado Group, Inc**  
3434 47th St, Suite 220  
Boulder, CO 80301  
303.449.2131  
www.coloradogroup.com

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## PROPERTY PHOTOS



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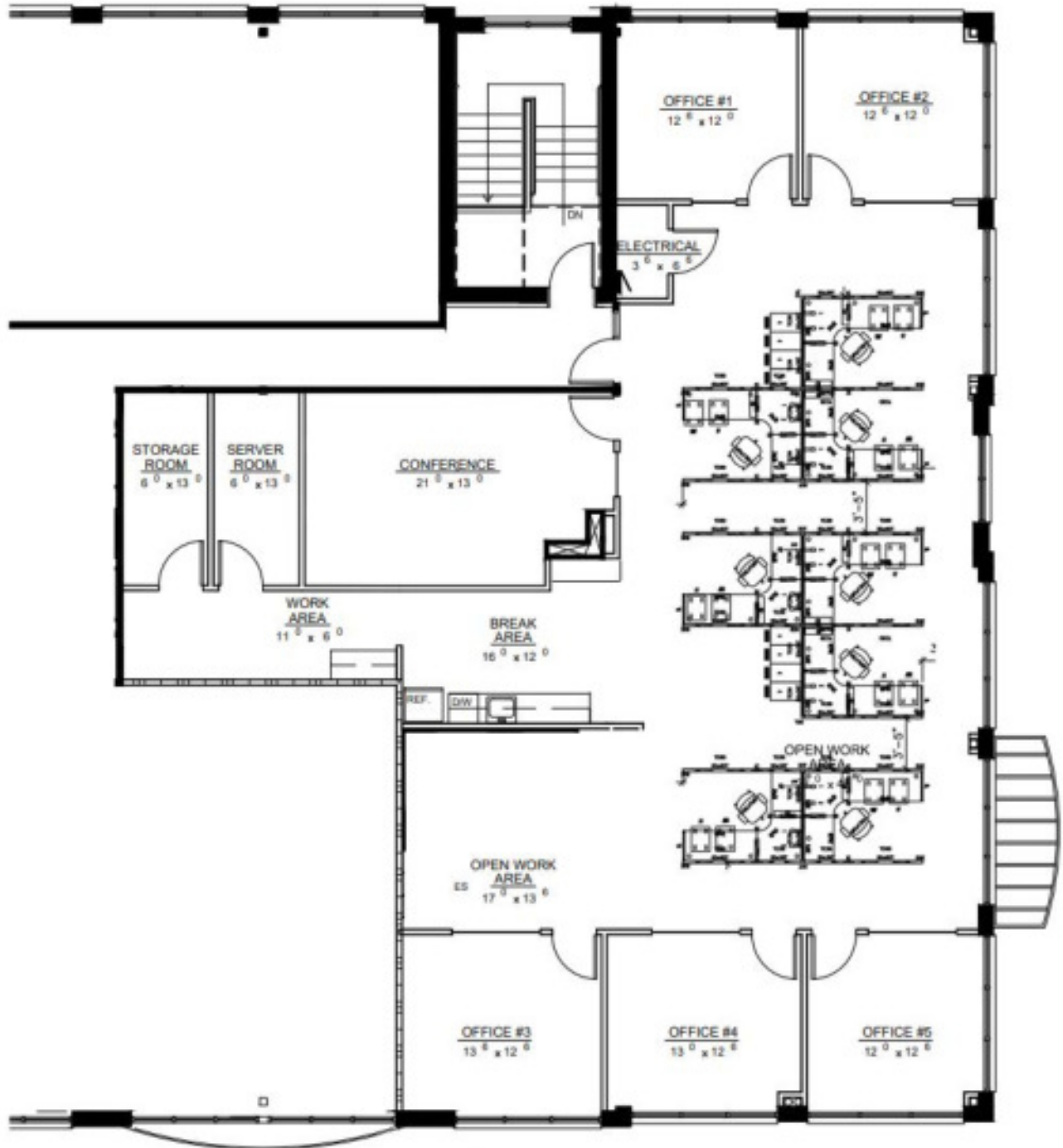
\* For a complete disclaimer, please see page one of this brochure.

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## PROPERTY FLOOR PLAN



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## PROPERTY LOCATION

The map displays the location of 390 Empire Rd in Lafayette, CO. Key features include:

- Logos:** Sprouts Farmers Market, Button Rock Bakery (Made in Colorado), Chipotle Mexican Grill, Old Town Lafayette, Hampton Inn & Suites, City of Louisville, Kaiser Permanente, and Good Samaritan Medical Center.
- Map Details:** Shows major roads (US-287, CO-42, CO-56), local streets (Main St, S 96th St, S Taylor Ave, S 104th St, S Public Rd, S 120th St, E Cleveland St, E Chester St, Kimbark St, W Emma St, Caria Dr, Censor Cir, Exempla Cir, Dillon Rd, Broomfield), and landmarks like Waneka Reservoir and Goodhue Ditch.
- Property Location:** A red pin marks the location at 390 Empire Rd.

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