



## 2ND FLOOR OFFICE SPACE FOR LEASE

1724 MAJESTIC DRIVE  
LAFAYETTE, CO 80026

### PROPERTY HIGHLIGHTS

**Are you looking for new headquarters? Great opportunity to lease affordable office space with inspiring mountain views.** South-facing windows provide abundant light and three (3) private offices, an open office/bullpen area, conference room, kitchenette, and a reception area. The custom glass conference table is included. Good regional access to the Denver Metro Area, DIA, and Boulder. Lease rate/NNN includes water, sewer, and trash. Near Rock Creek Trail, Stem Cider tasting room, and multiple fast-casual dining options.

- Near Rock Creek Trail, and Stem Cider tasting room
- Parking ratio 3:1,000
- 35 min to DIA, 25 min to Denver, 5 minutes to E-470
- No elevator

<b>Suite 109B</b>	2,100 RSF
<b>Available</b>	Immediately
<b>Lease Rate</b>	\$14.00/RSF NNN
<b>Expenses (Est)</b>	\$5.50/RSF
<b>Parking</b>	On-site
<b>Zoning</b>	Industrial (MI)

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. Licensed in the State of Colorado.

### CONTACT US

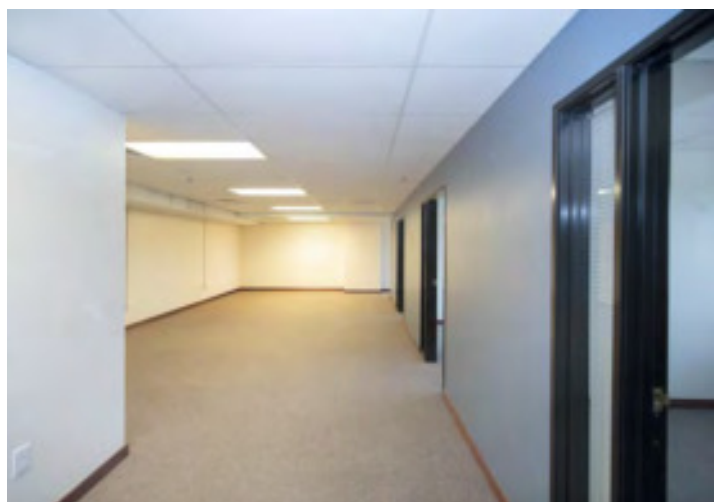
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**SECOND FLOOR OFFICE WITH ABUNDANT LIGHT**  
1724 MAJESTIC DRIVE, SUITE 109B, LOUISVILLE, CO 80026

**Colorado  
Group**

PROPERTY **PHOTOS**



# SECOND FLOOR OFFICE WITH ABUNDANT LIGHT

1724 MAJESTIC DRIVE, SUITE 109B, LOUISVILLE, CO 80026

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## PROPERTY LOCATION



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

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