



## HIGH VISIBILITY RETAIL SPACE FOR LEASE

611 S. PUBLIC ROAD  
LAFAYETTE, CO 80026

### PROPERTY HIGHLIGHTS

**Lafayette retail opportunity with excellent visibility on South Public Road.** Plenty of on-site parking, convenient location close to shops, restaurants and adjacent to the Post Office. Entire building available or the space can be divided to 3,200 SF to accommodate two tenants. Large double doors in back for deliveries.

- Excellent location
- Ample parking
- Lots of natural light
- Near bus route
- Near restaurants

<b>1st Floor</b>	3,200 - 6,400 RSF
<b>Available</b>	Immediately
<b>Lease Rate</b>	\$18.00/RSF MG
<b>Lease Term</b>	3-5 years
<b>Parking</b>	On-site
<b>Zoning</b>	B1 - Community Service Business

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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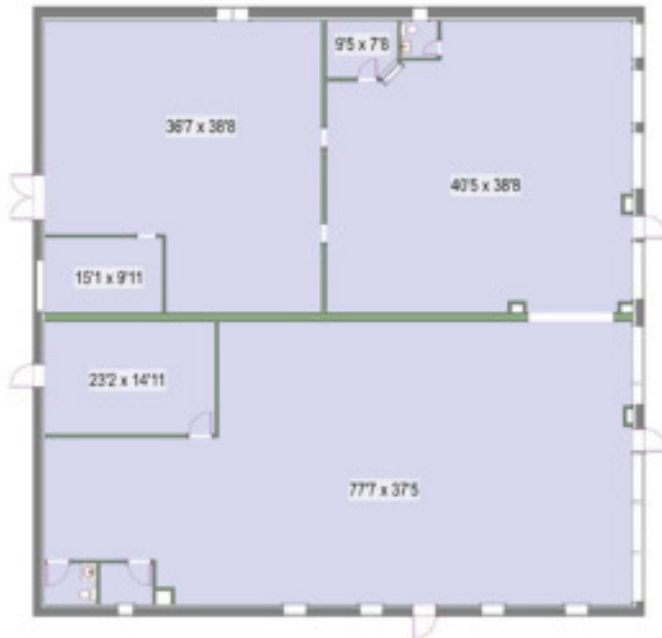
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Colorado Group

## PROPERTY FLOOR PLAN



## 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.