



INVESTMENT / OWNER-USER OFFICE SPACES FOR SALE

108 E. Baseline Road, Lafayette, CO 80026

Positioned just around the corner from Old Town Lafayette, this two-building office property offers a rare combination of walkable urban character and a quiet setting. Surrounded by beloved local bars, restaurants, and shops, yet tucked away from the bustle, it's a location that continues to grow more difficult to find in the Boulder County sub-market. The property includes a private, on-site parking lot—a meaningful advantage in a walkable district where parking is often at a premium—making it equally suited to an owner-user or an investor seeking in-place income with upside. Current tenants are month-to-month lease.

FEATURE HIGHLIGHTS

-  Central Location
-  Investment
-  Near Restaurants
-  Visibility/Location
-  Parking

PROPERTY OVERVIEW

AVAILABLE SF	Building 1: 880 SF*
	Building 2: 720 SF*
SITE SIZE	0.25 Acre*
SALE PRICE	\$1,200,000
PARKING	5 Spaces + Street
ZONING	Commercial

**Source - Boulder County Assessor*

FOR MORE INFORMATION:



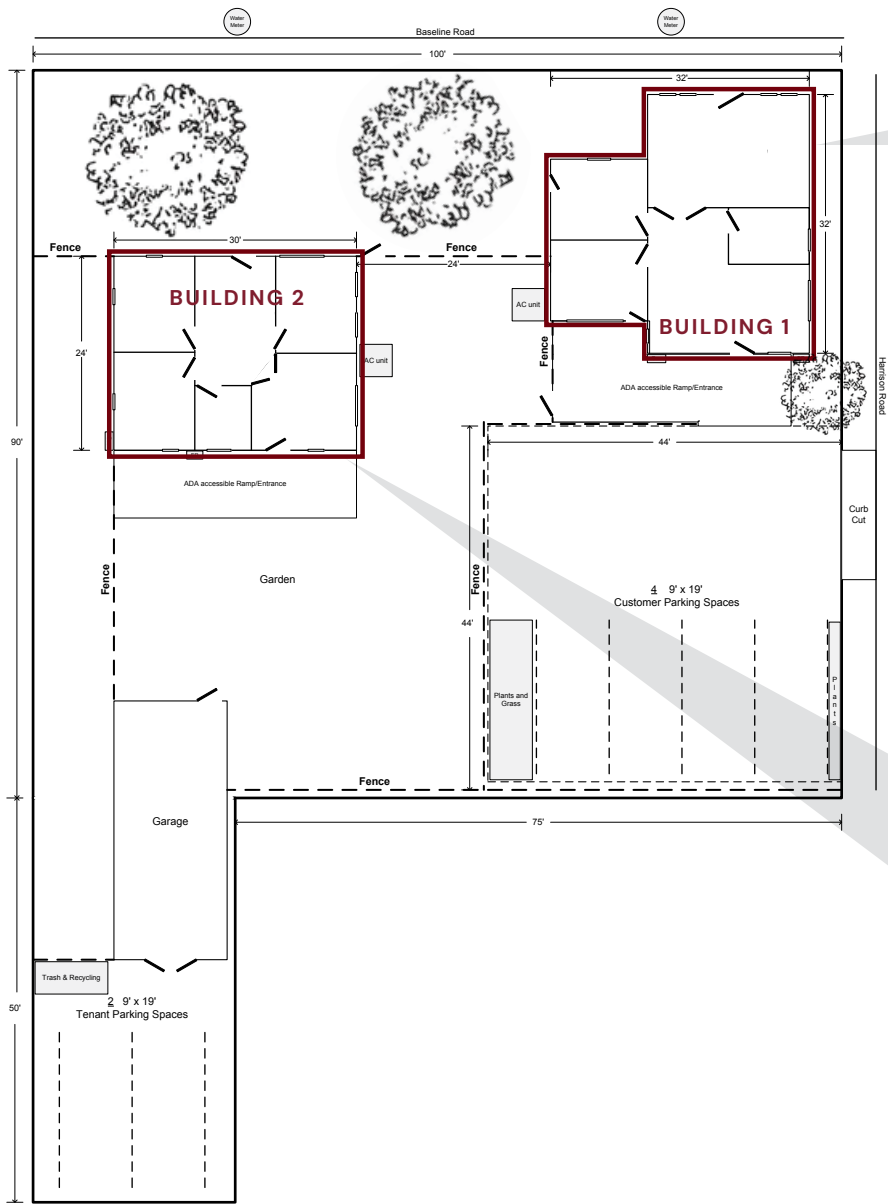
Tom Roling

Commercial Broker

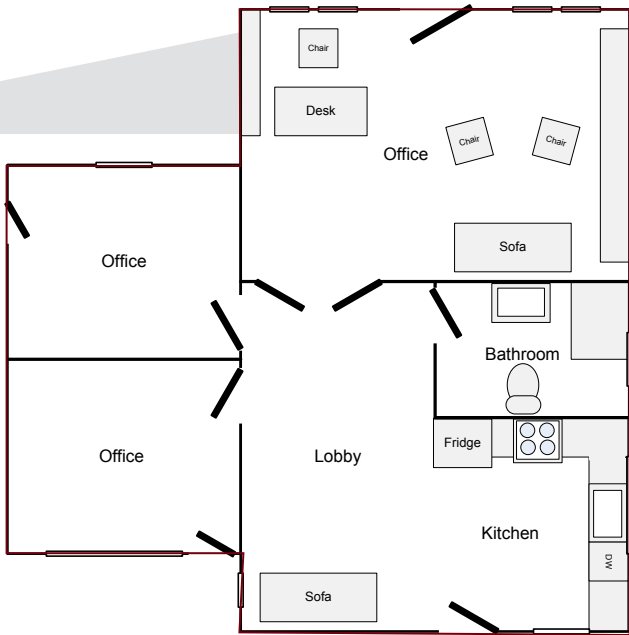
303.449.2131 ext 115

tom@coloradogroup.com

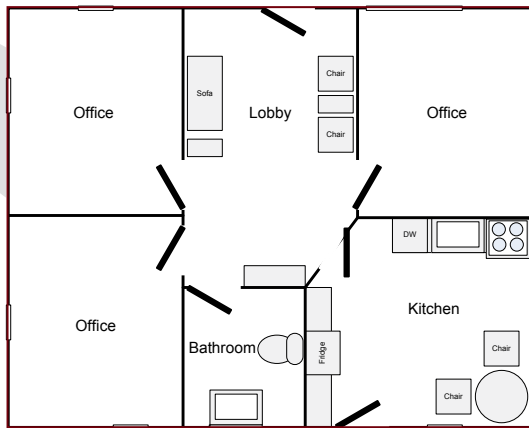
SITE PLAN



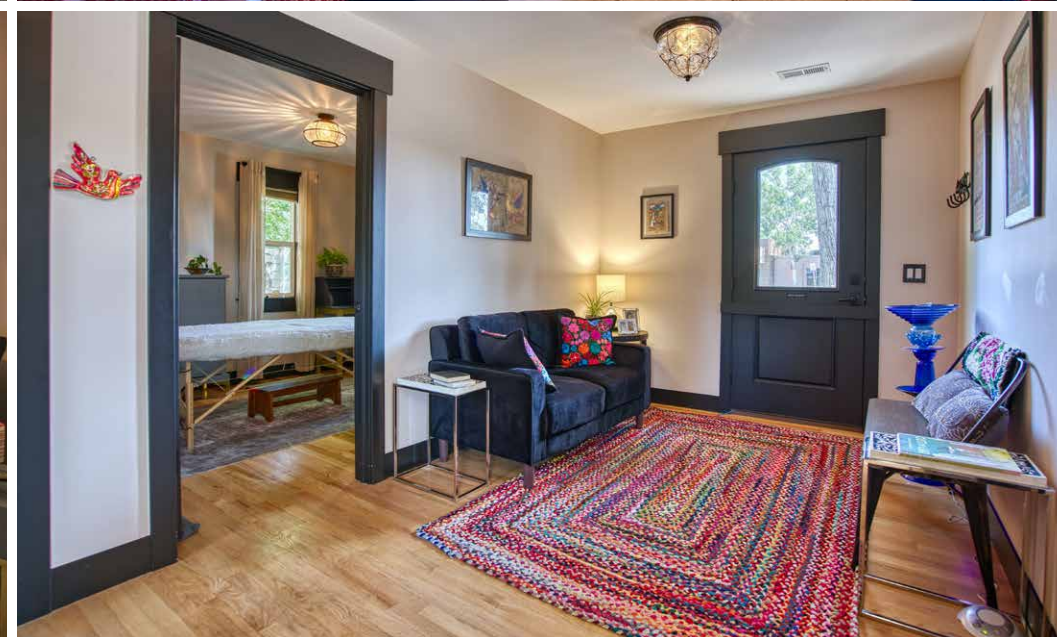
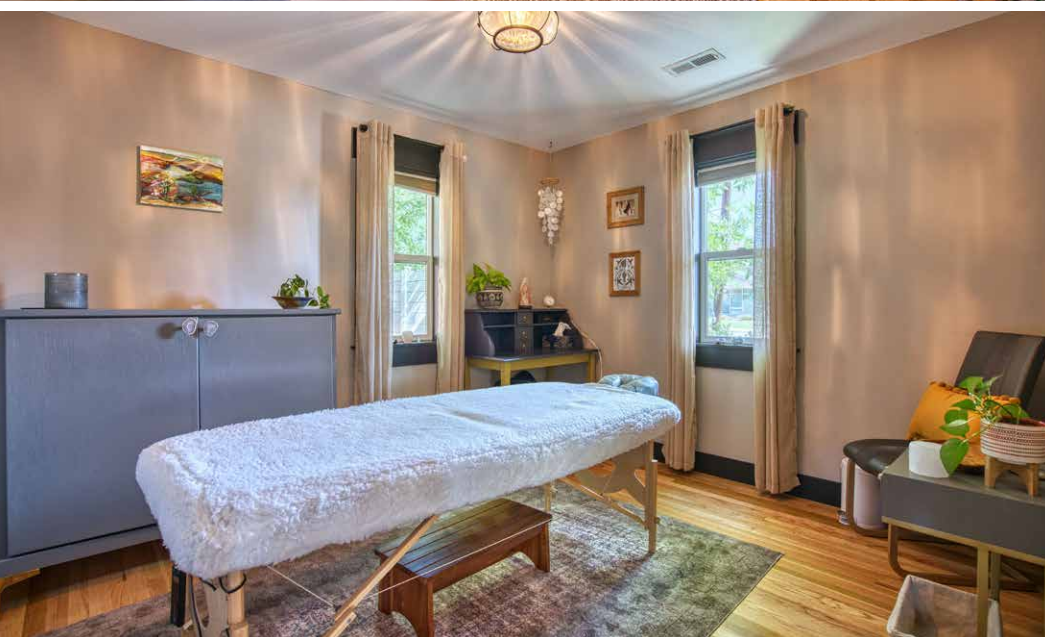
BUILDING 1



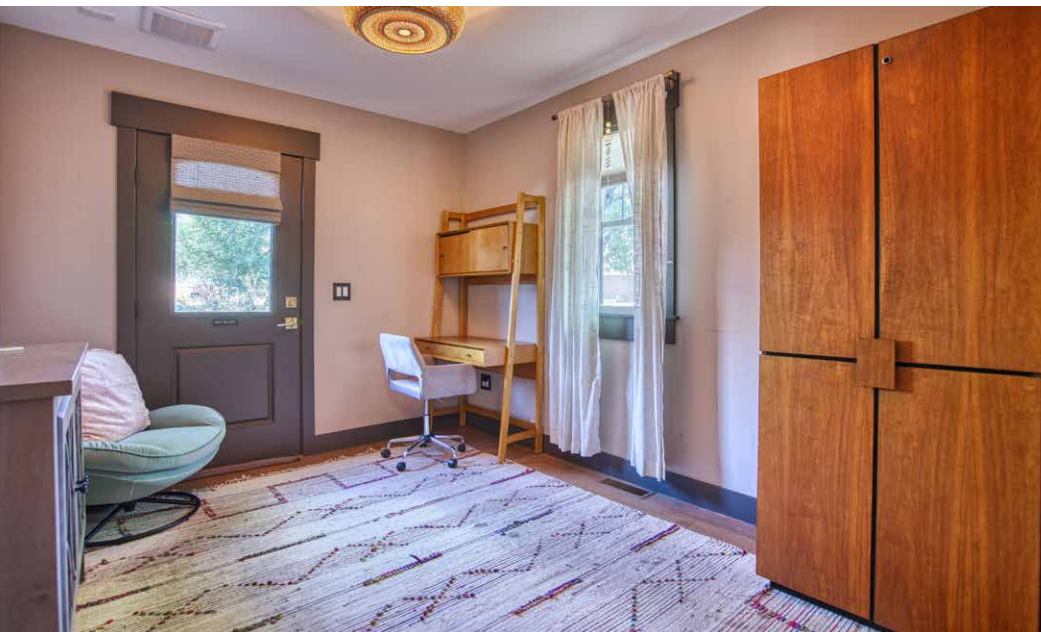
BUILDING 2



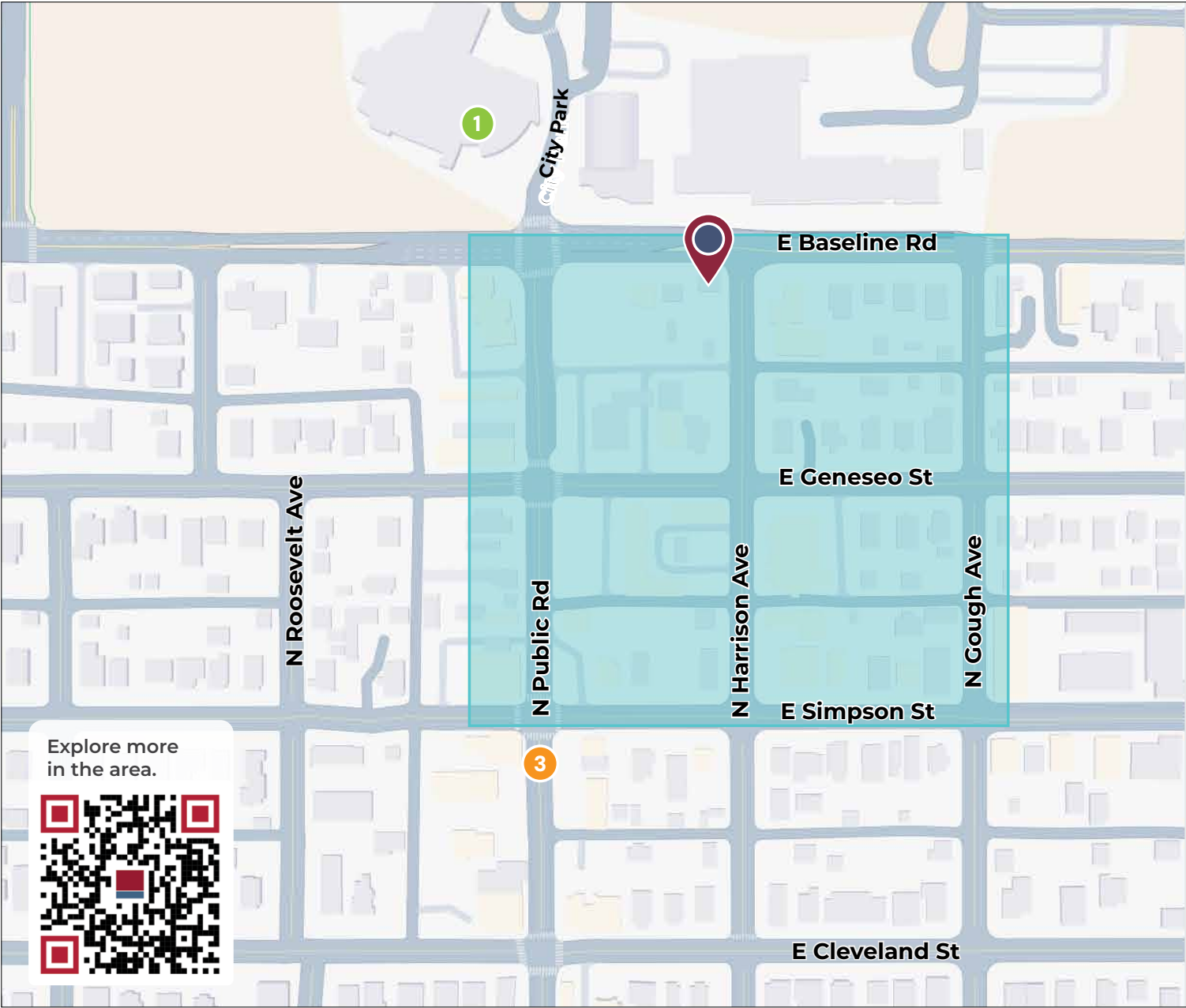








PROPERTY LOCATION



1 **Bob L. Burger
Recreation Center**

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Explore more
in the area.

