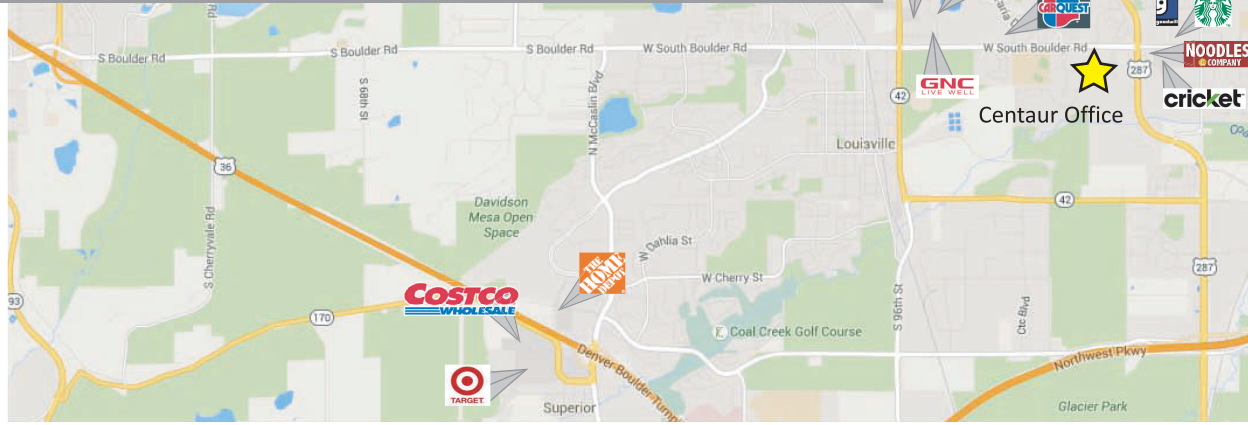


1200 W South Boulder Rd, Lafayette, CO 80026



Property

Professional building located in medical corridor. Lobby and common area restrooms recently remodeled and new LED lighting installed throughout the building.

- High speed business internet.
- Lighted window signs possible with city approval.
- Accessible from W South Boulder Rd & Centaur Village Dr.
- Strong signage with more than 20,000 passing cars/day.
- Ample parking and great visibility. Join the fast growing community of Lafayette.

Building Information

Building Size: 10,067 SF
Zoning: Office
County: Boulder
YOC: 1984
Lease Type: NNN
Estimated NNN Rate: \$12.50
Parking: 5.27/1000

Unit	SF Available	Rent/SF	Rent/Month
202	1,105	\$14.00	\$2,440.21

This is a sublease through 08/31/24

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

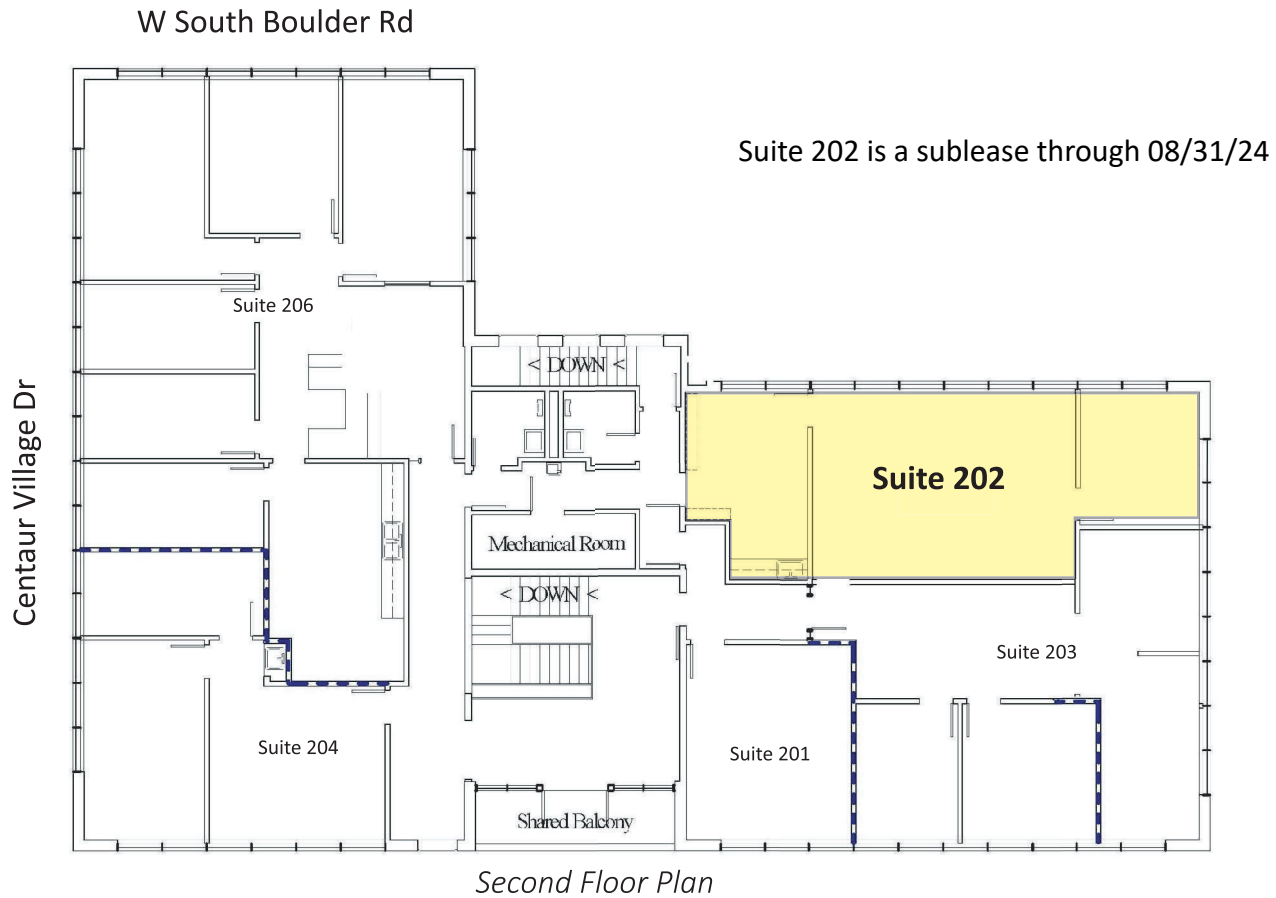
Listed By: **Rebecca B. Martin**

303-455-0600 ext 1 | 303-638-4249 cell | rmartin@rbmdenver.com

1120 N Lincoln St Ste 710, Denver, CO 80203

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1200 W South Boulder Rd, Lafayette, CO 80026



Demographics (2019):

	5 min	5-10 min	10-15 min
Population:	23,745	48,568	124,443
Med HH Inc:	\$80,302	\$103,873	\$104,592

Close proximity to Centaurus High School, Angevine Middle School, and Ryan Elementary.

Retail Center Tenants

Aerocare
Aya Yay Tacos
Basil Bowl
Centaur Food & Fuel
Dillinger's Food & Spirits
RUF, LLC
Specialty Designs

Office Building Tenants

Unit	Tenant	SF
101	PNC Bank	
102	Edward Jones	
103	Karuna Care Services	
201	Collective Connection, LLC	
202	Available	1,105
203	Medical Massage Specialist	
204	Karuna Care Services	
206	Karuna Care Services	
Total Available SF		1,105

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