



1370 Miners Drive

Suites 106 - 111, Lafayette, CO

Chris Boston, CCIM, MBA

cboston@gibbonswhite.com
(303) 586-5930

Kegan McNutt

kegan@gibbonswhite.com
(303) 586-5929

www.gibbonswhite.com



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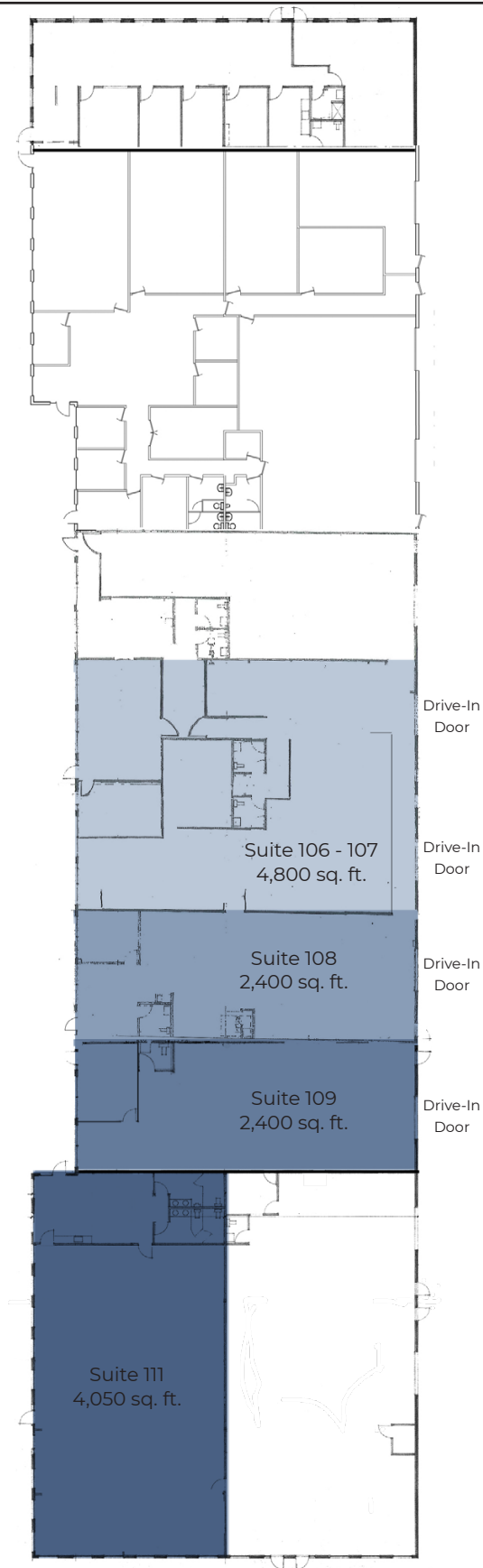
Flex / Industrial Space For Lease in Lafayette - Major Leasing Incentive

Available Space	2,400 - 13,650 sq. ft.
Lease Rate / sq. ft.	\$13.50 NNN \$11.95 NNN
Expenses / sq. ft.	\$5.33*

*Not Including Utilities

- **Year 1 Introductory Rate of \$11.95 NNN, Year 2 Rate of \$13.50 NNN & 3% Escalations Thereafter for Any 3+ Year Deal**
- Perfect for a Variety of Different Uses Including Lab, Food Production, Technical Office, R&D and Distribution & Other Flex / Warehouse Uses
- Suites 108, 109 & 111 Available Now; Suite 106-107 Available January 31, 2021
- Suite 106 & 107 Consists Mostly of Lab Space with Floor Drains, Washable Surfaces, 100% HVAC and Significant Power with a Small Open Office Area in the Front of the Space
- Suite 108 & 109 Have a Small Office & Restroom in the Front of the Space with Remainder of the Space Being Production / Warehouse with 100% HVAC and 18 ft. Clear Height and Drive-In Door Access
- Suite 111 Has 100% HVAC, Kitchen Area & Restrooms - Potential to Add a Drive-In Door If Needed
- Central Lafayette Location with Easy Access to South Boulder Rd, Hwy 287 & Northwest Parkway

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



Multiple Suite Sizes & Configurations

2,400 sq. ft.
4,050 sq. ft.
4,800 sq. ft.
6,450 sq. ft.
7,200 sq. ft.
9,600 sq. ft.
13,650 sq. ft.

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