

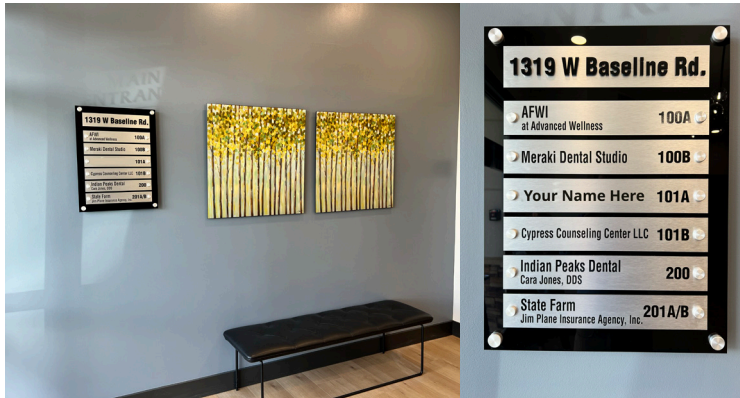


RECENTLY UPDATED OFFICE
FOR LEASE
 1319 W Baseline Road
 Lafayette, CO 80026

PROPERTY HIGHLIGHTS

Seize the opportunity to lease an exceptional office space situated at the strategic location of **287 and Baseline**. This unique space boasts four individual offices, a sizeable conference room for meetings, and a relaxing break area for employees. Adding charm to the property is a private patio that provides a breath of fresh air during work hours. Furthermore, the secure storage area in the basement offers an additional advantage for safekeeping of important documents or materials. With its perfect blend of practicality and comfort, this office space is indeed a great find for businesses looking to expand.

Suite 101A	1,618 RSF
Timing	Immediately
Lease Rate	\$24.00/RSF FSG \$3,236/Month Gross



- Near bike path
- On bus route
- Near restaurants
- On-site parking
- New tenant finish underway
- Central location

FOR MORE INFORMATION



Aaron Baney
 Senior Commercial Broker
 303.449.2131 ext 166
aaron@coloradogroup.com

Jessica Cashmore
 Principal
 Senior Commercial Broker
 303.449.2131 ext 146
jessica@coloradogroup.com

RECENTLY UPDATED OFFICE FOR LEASE

1319 W Baseline Road, Suite 101A, Lafayette, CO 80026

Colorado
Group

PROPERTY PHOTOS



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

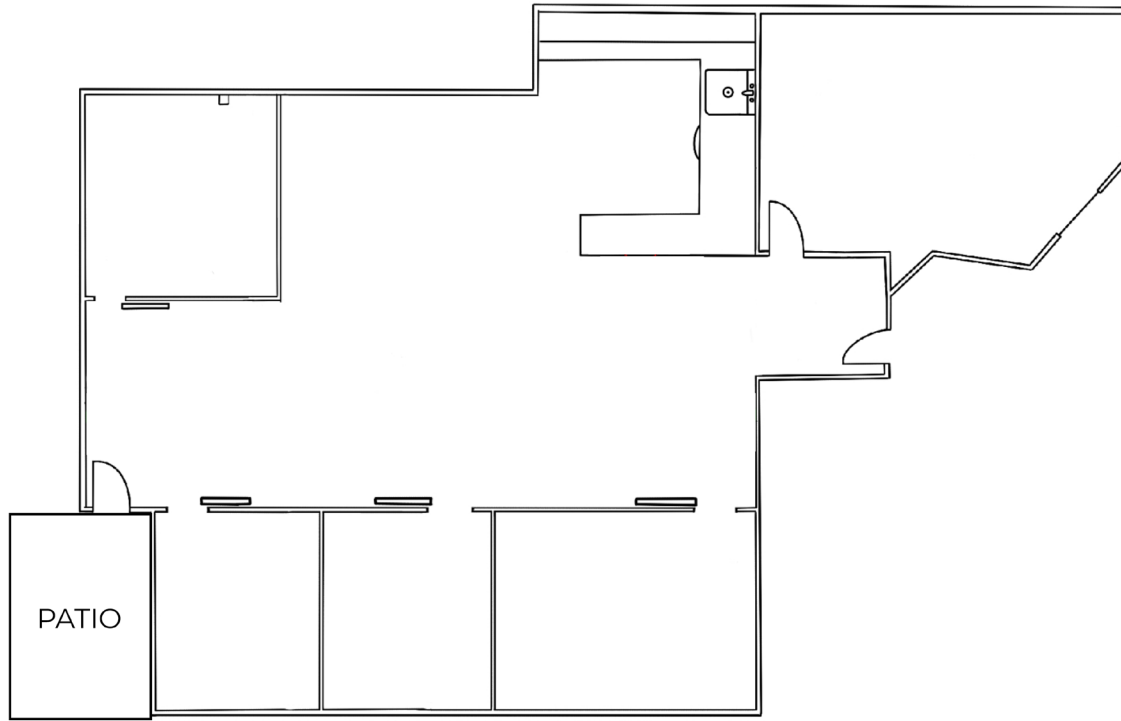
The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

RECENTLY UPDATED OFFICE FOR LEASE

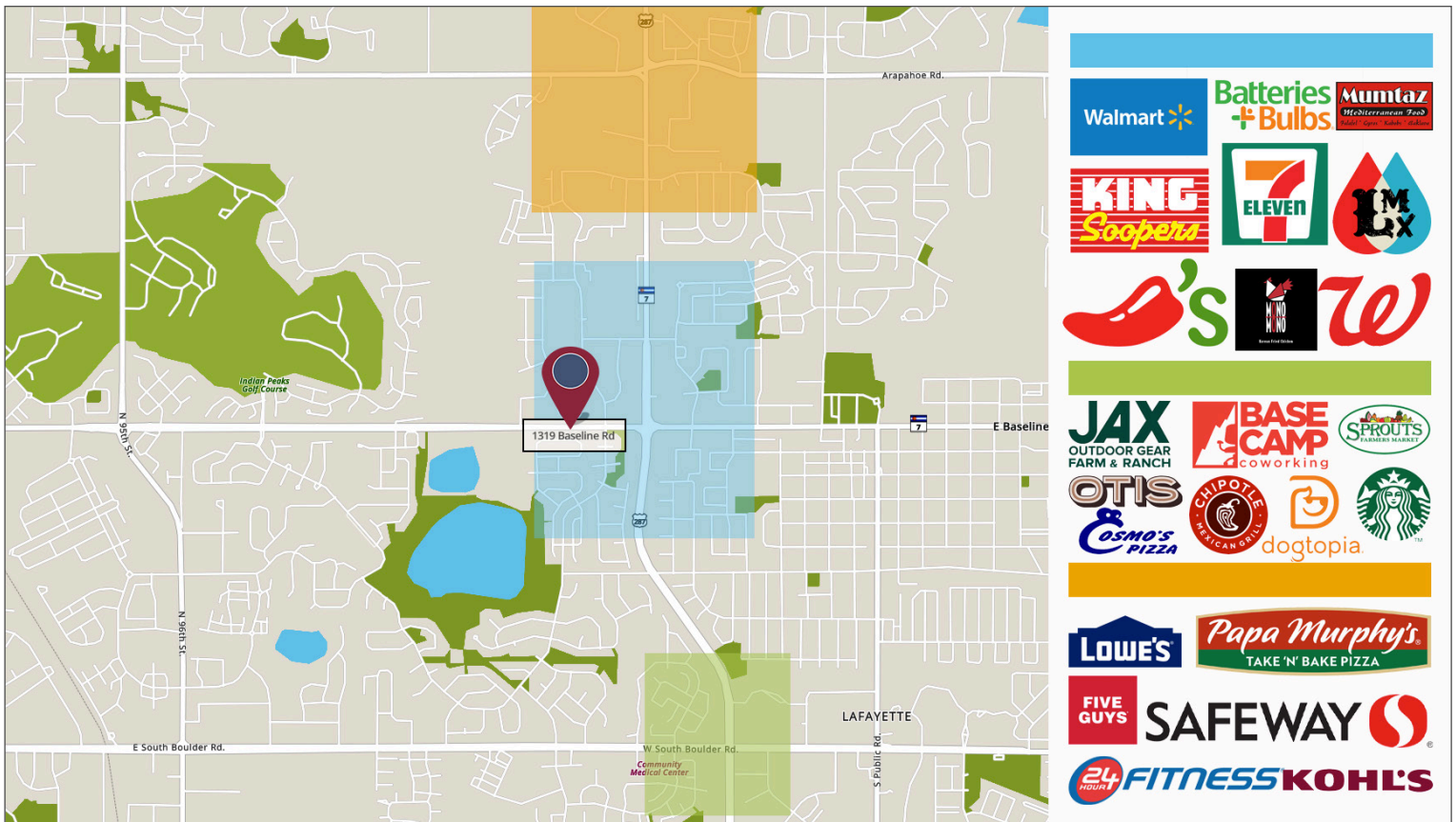
1319 W Baseline Road, Suite 101A, Lafayette, CO 80026



PROPERTY FLOOR PLAN



PROPERTY LOCATION



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