

## RETAIL | OFFICE SPACE FOR LEASE

**HISTORIC OLD TOWN LAFAYETTE**  
201 East Simpson Street  
Lafayette, Colorado

### HIGHLIGHTS

2,340 SF of office or retail space in charming property on up and coming East Simpson in Historic Lafayette available for Lease. Entire freestanding house/office building available September 1st.

Property has 2 bathrooms, outdoor seating, and large front porch area. Well maintained property is located in the heart of historic Old Town Lafayette, very close to coffee shops, breweries, tap rooms, restaurants, art galleries, yoga and wellness users, bike paths, parks and more!

SIZE	2,340 RSF
LEASE RATE	\$18.00 / RSF / NNN
EXPENSES	\$5.95 / RSF (EST. 2021)
AVAILABLE	FLEXIBLE
PARKING	AMPLE ON-SITE

### PROPERTY FEATURES

- Fabulous location
- Charming free-standing "house"
- Heart of Historic Old Town
- Beautifully maintained inside and out
- Responsive Ownership
- Ample street parking



FOR MORE INFORMATION CONTACT:

**DEAN CALLAN & COMPANY**  
1510 28th Street, Suite 200  
Boulder, Colorado 80303  
303.449.1420  
www.deancallan.com

**CHRISTIAN SMITH**  
SENIOR BROKER ASSOCIATE  
720.530.0174  
christian@deancallan.com

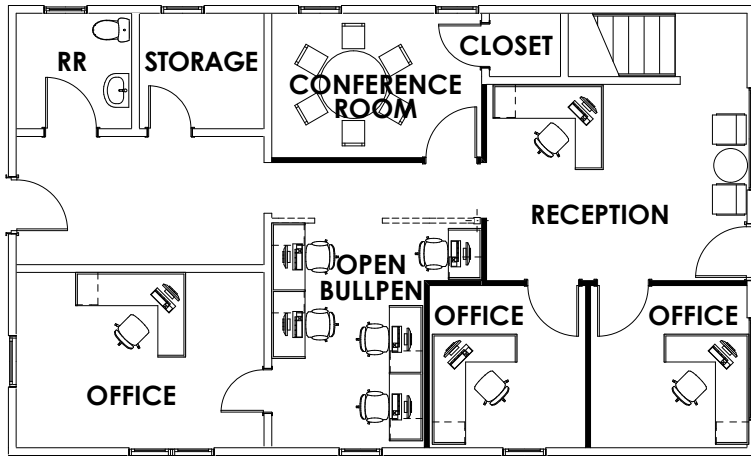




<https://www.deancallan.com/property/lafayette/201-east-simpson-street>

## FLOOR PLAN

### FIRST FLOOR



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.

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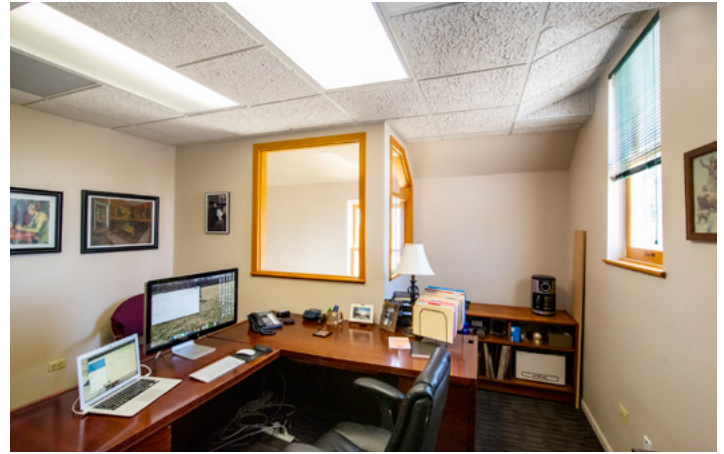
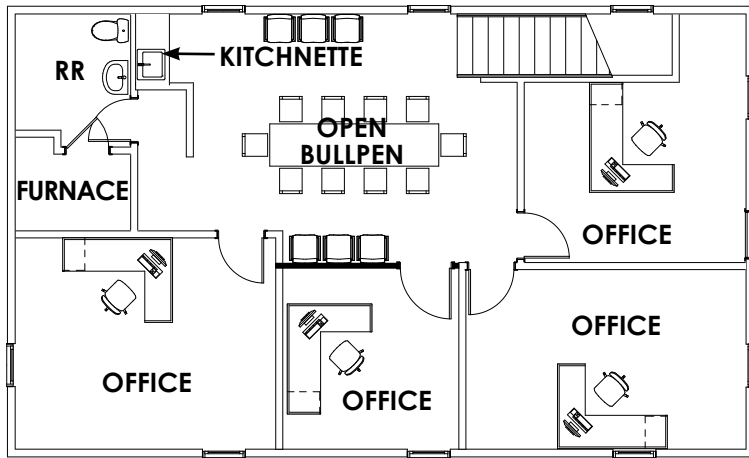
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## FLOOR PLAN

### SECOND FLOOR



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