

140 OLD LARAMIE TRAIL

LAFAYETTE • COLORADO



navpoint

MEDICAL OFFICE CONDOS FOR SALE OR LEASE

140 OLD LARAMIE TRAIL | PROPERTY HIGHLIGHTS

ADDRESS 140 Old Laramie Trail
Lafayette, CO. 80026

COUNTY Boulder

PROPERTY TYPE Medical Office Condo

PARKING 3.2/1,000 SF

YEAR BUILT 2008

SITE SIZE 3.2 AC



\$395/SF

Sale Price



LEASE RATE

Contact Broker



1,872-10,713 SF

Available Suites can be combined
& flexible based on Buyer/
Tenant Requirements



PRIME LOCATION

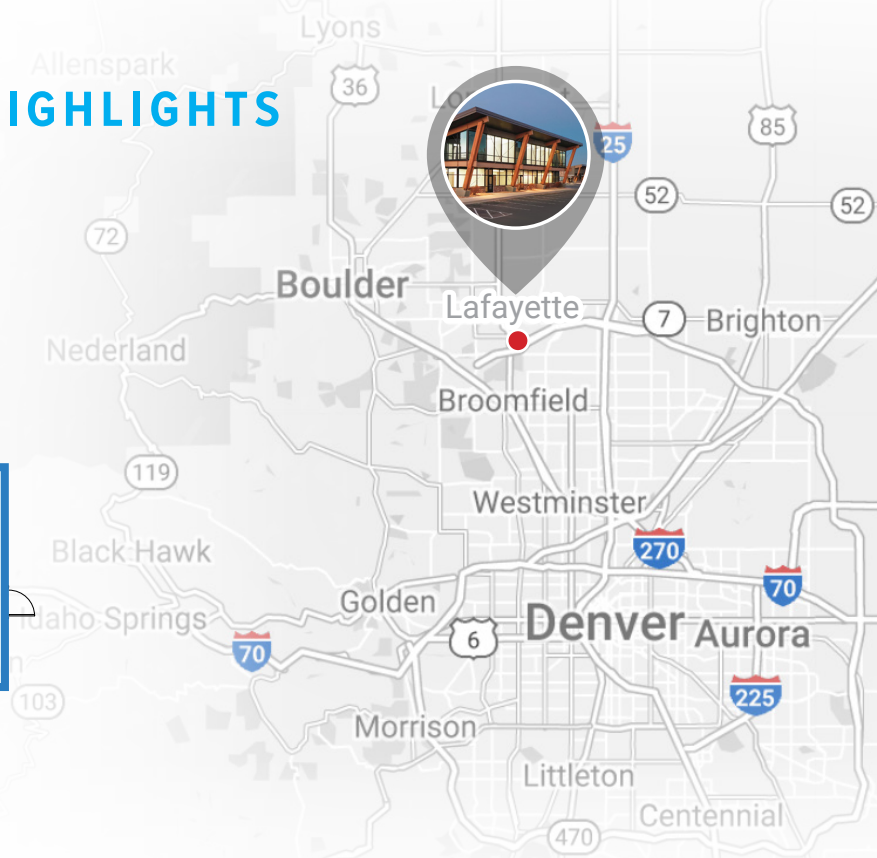
Lafayette, Colorado with easy
access to Denver and Boulder



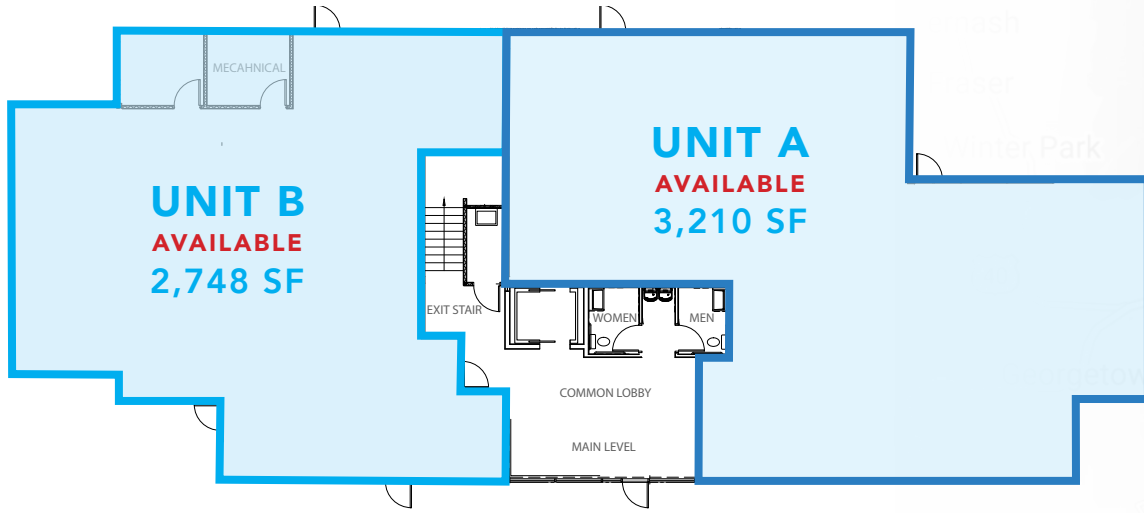
AMPLE PARKING

Shared parking throughout
development

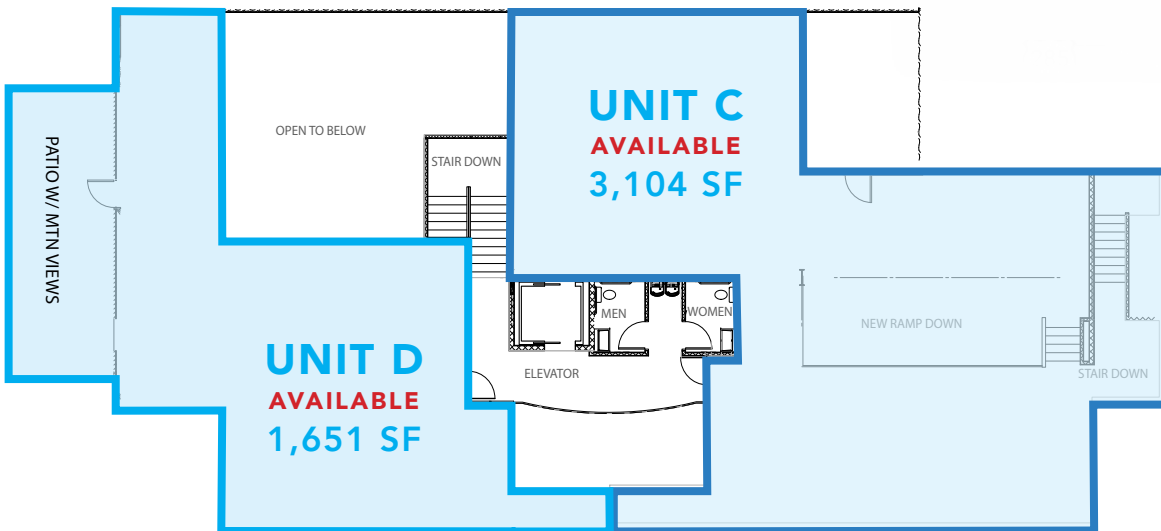
140 COLD LARAMIE TRAIL | PROPERTY HIGHLIGHTS



FIRST FLOOR SITE PLAN



SECOND FLOOR SITE PLAN



***FLOORPLANS ARE CONCEPTUAL**

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection	14,003	59,183	161,480
2023 Estimate	13,377	56,558	154,158
Growth 2023-2028	0.9%	0.9%	1.0%
Growth 2010-2023	3.5%	2.9%	2.1%
Avg. Household Size	2.5	2.4	2.5
Median Age	38.3	42.6	40.4
HOUSEHOLD INCOME			
2023 Average	\$99,300	\$132,232	\$143,18
Median Home Value	\$456,423	\$618,665	\$590,528
Median Year Built	1993	1997	1997

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