

# 140 OLD LARAMIE TRAIL

LAFAYETTE • COLORADO

**\$500,000 PRICE REDUCTION!**

navpoint

MEDICAL OFFICE BUILDING FOR SALE



# 140 OLD LARAMIE TRAIL | PROPERTY HIGHLIGHTS

**ADDRESS** 140 Old Laramie Trail  
Lafayette, CO. 80026

**COUNTY** Boulder

**PROPERTY TYPE** Medical Office

**PARKING** 3.2/1,000 SF

**YEAR BUILT** 2008

**SITE SIZE** 3.2 AC



~~\$3,300,000~~

**\$2,800,000**

Sale Price



**1,872-10,713 SF**

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



**PRIME LOCATION**

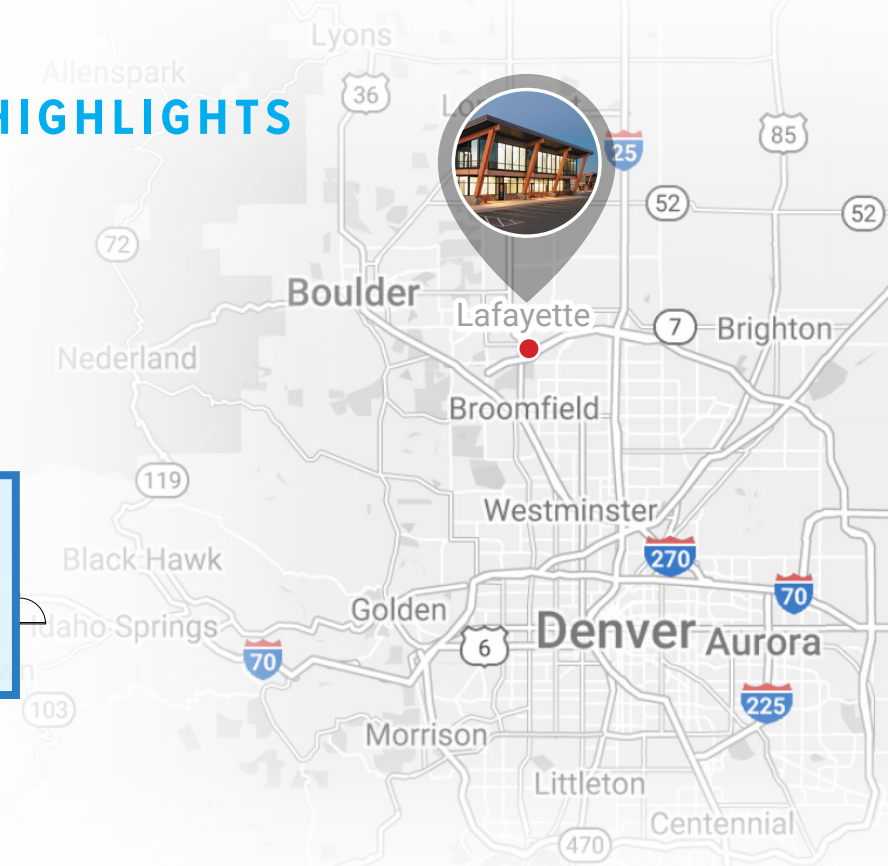
Lafayette, Colorado with easy  
access to Denver and Boulder



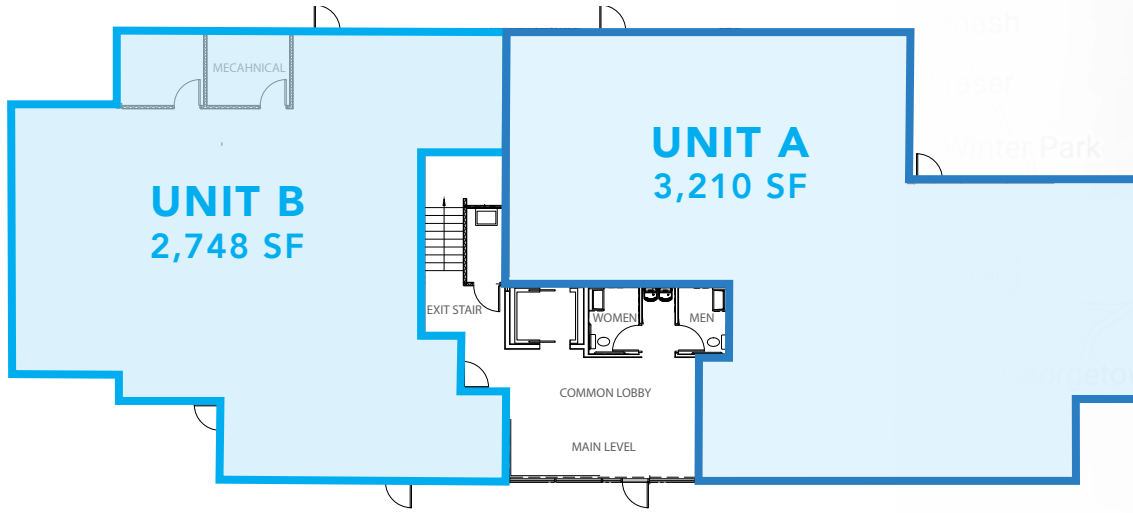
**AMPLE PARKING**

Shared parking throughout  
development

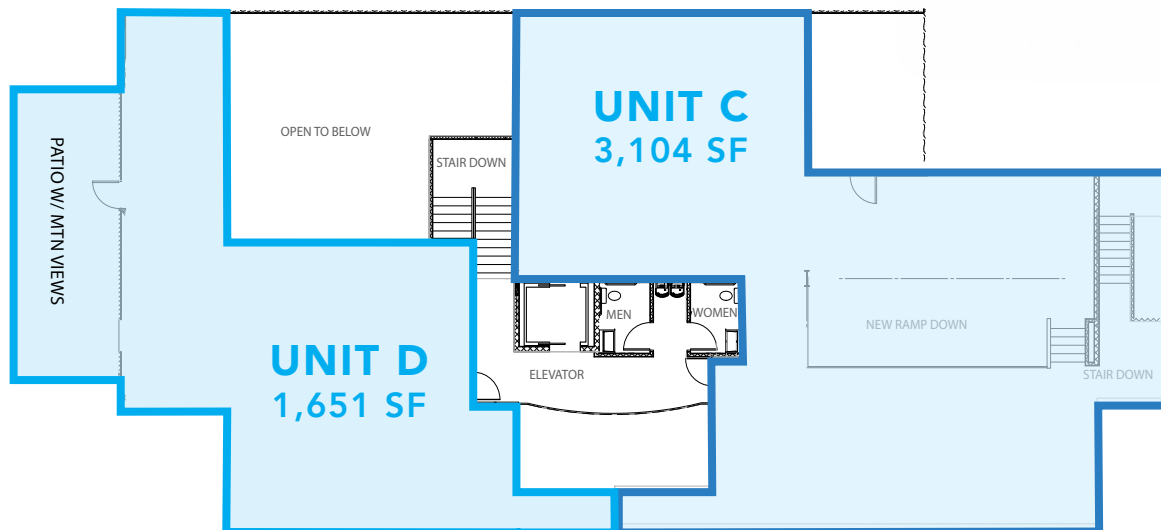
# 140 COLD LARAMIE TRAIL | PROPERTY HIGHLIGHTS



## FIRST FLOOR CONCEPTUAL SITE PLAN



## SECOND FLOOR CONCEPTUAL SITE PLAN



**\*FLOORPLANS ARE CONCEPTUAL**

## DEMOGRAPHICS

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



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