

MODERN OFFICE & WAREHOUSE SPACE FOR LEASE

D&G BUILDING "B"

1495 OVERLOOK DRIVE, LAFAYETTE, CO 80026



FOR LEASE

TRINITY TEAM @ KELLER WILLIAMS

11859 PECOS ST., Suite #200
Westminster, CO 80234



Each Office Independently Owned and Operated

PRESENTED BY:

ERIC FRITZKE

Commercial Broker

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EXECUTIVE SUMMARY

1495 OVERLOOK DRIVE BUILDING B



OFFERING SUMMARY

BASE LEASE RATE:	\$16.00 S/F
LEASE TERM:	Negotiable
AVAILABLE SF:	13,200
DOORS:	Overhead Drive-In Door.
LOT SIZE:	1.74 Acres
NNN:	\$5.25 S/F
SPRINKLERS:	Fully Sprinklered

Property Description

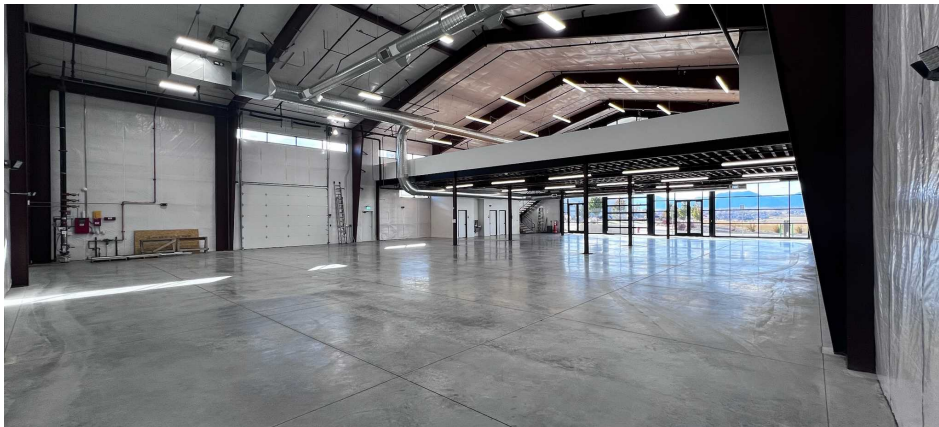
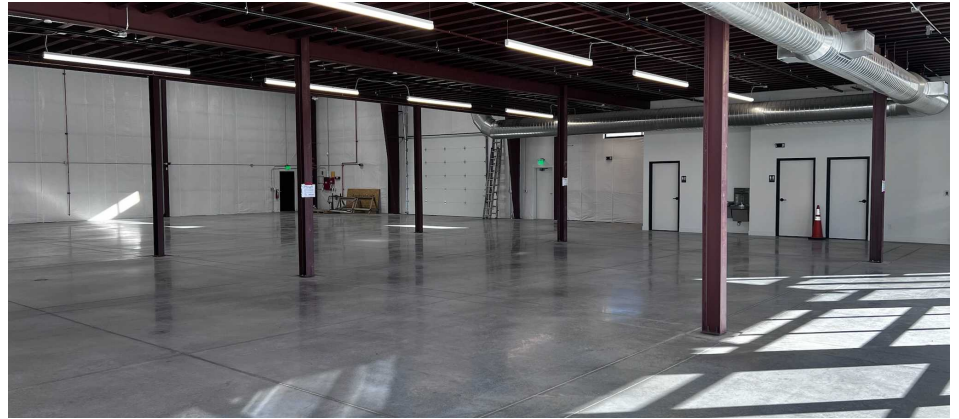
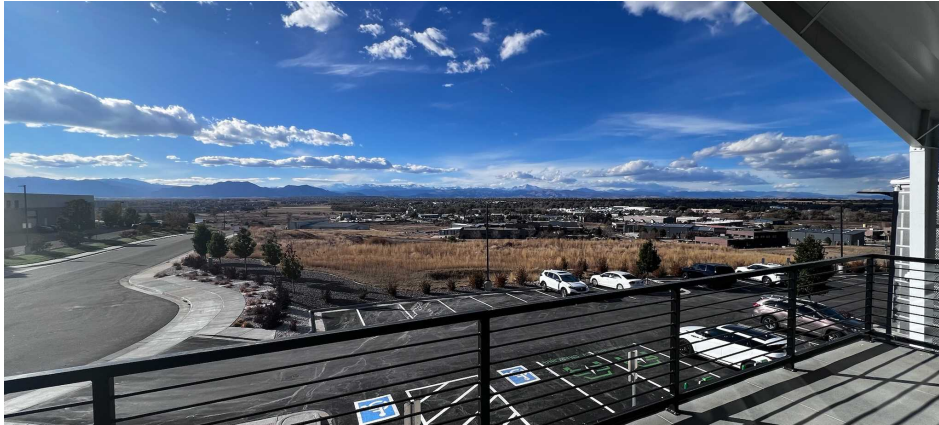
Discover Your Ideal Workspace at the D & G Building. Located in Lafayette, CO 13,200 SF of Modern Office & Warehouse Space. This Brand New State of Art, Ultra Modern 2 -Story Industrial building with flexible M-1 zoning suitable for many uses. Includes Overhead Drive-In Door. Fully Sprinklered. EV Charging Stations. Customizable Space that will allow you to tailor your workspace to perfection with the ability to customize interior finishes according to your company's unique needs. The Versatile Zoning that is Situated in flexible M1 zoning allows for a variety of industrial and commercial uses, providing the ideal environment for your growing business. The Modern Amenities in this Newly constructed two-story building offering a seamless blend of office and warehouse space, designed to meet the demands of modern businesses. The D & G Building invites you to redefine your workspace and elevate your business operations. Whether you need expansive warehouse facilities, state-of-the-art office spaces, or a combination of both, Building B is ready to accommodate your vision. Property may be subdivided to meet the the specific demands of business.

Location Overview

This Prime Location in Lafayette, CO, is situated a vibrant community with easy access to major highways and amenities, ensuring convenience for employees and clients alike.

PROPERTY PHOTOS

1495 OVERLOOK DRIVE BUILDING B

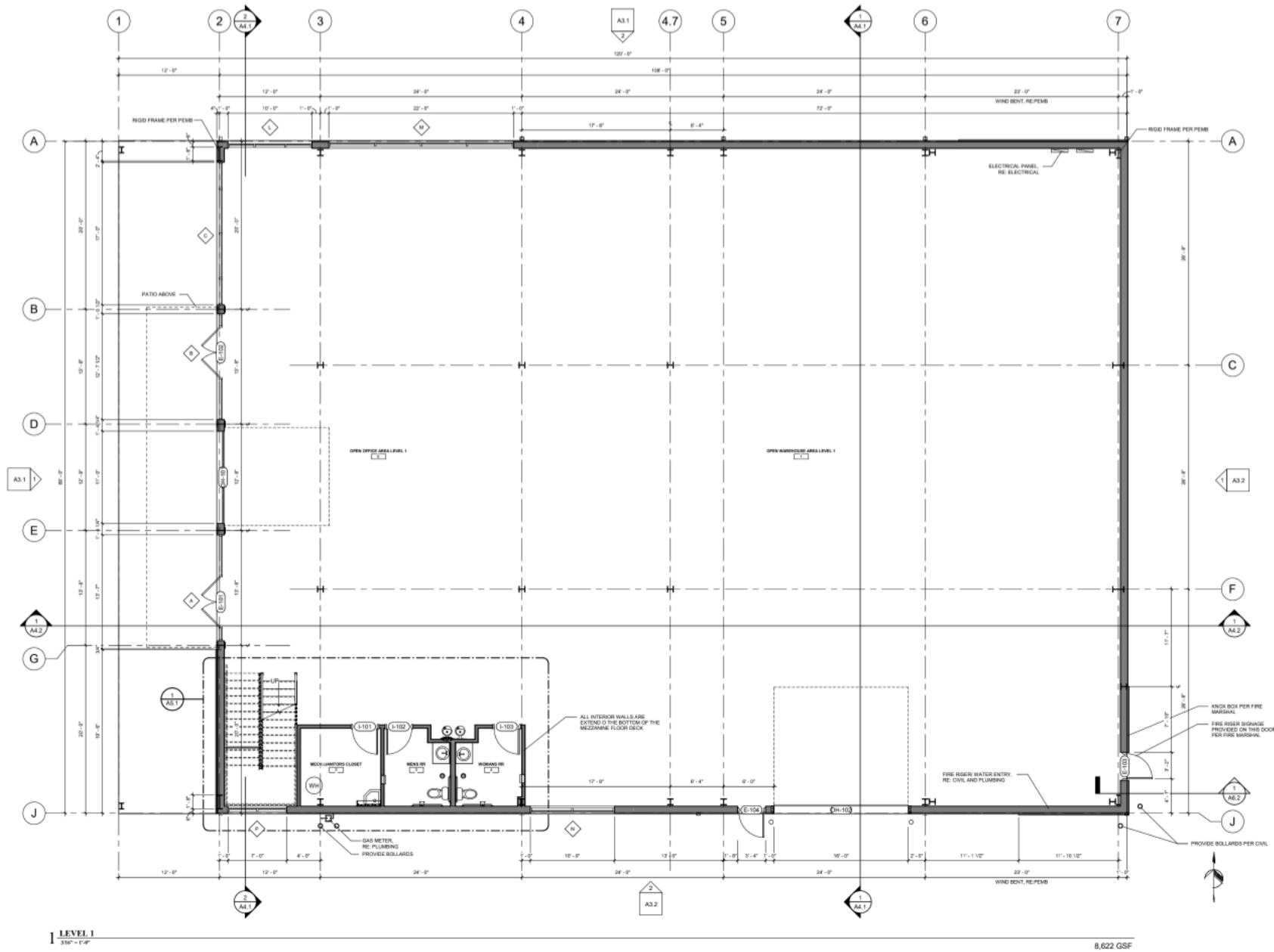


BUILDING FLOORPLAN LEVEL 1

1495 OVERLOOK DRIVE BUILDING B



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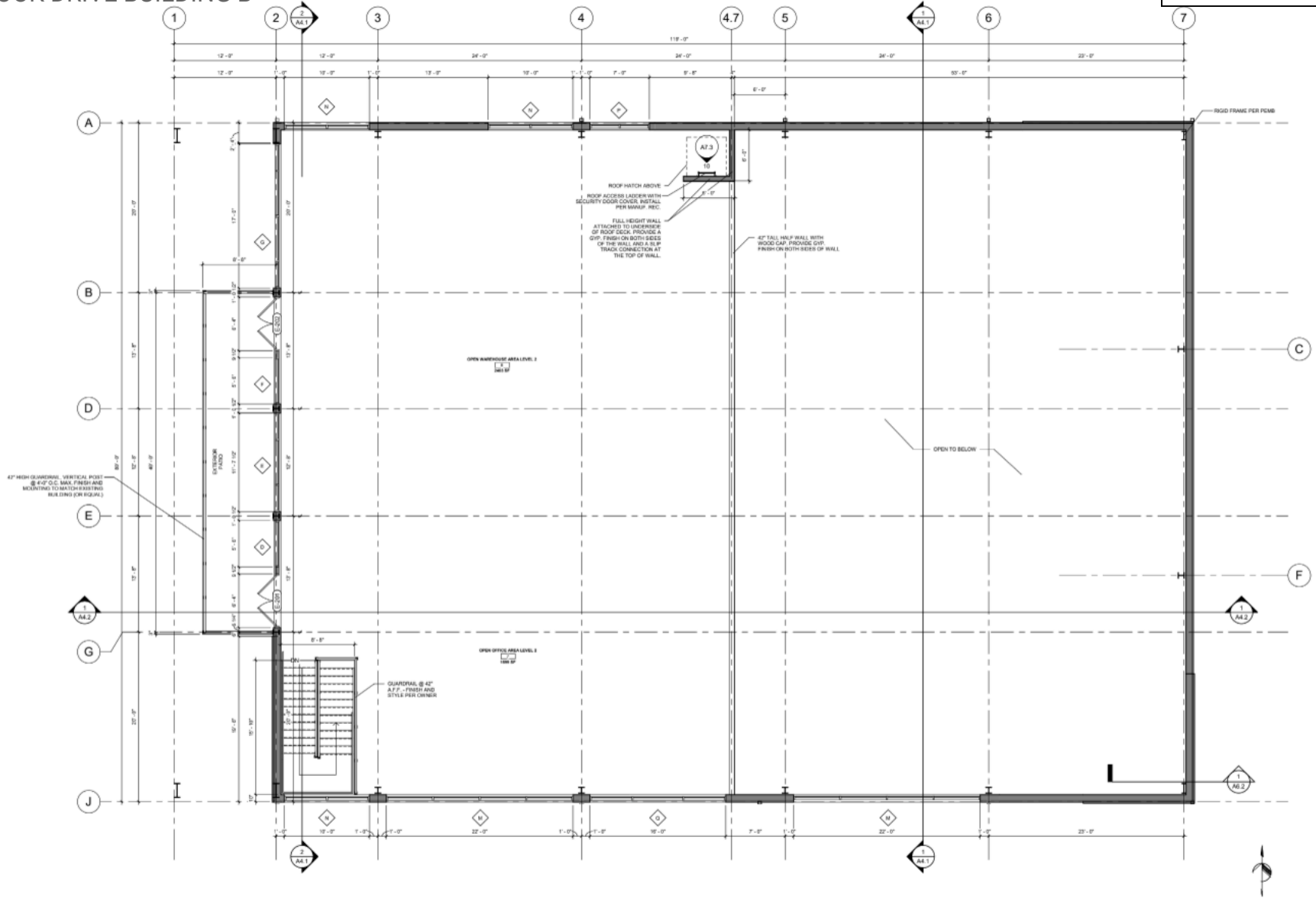


1 LEVEL 1
3/8" = 1'-0"

8,622 GSF

BUILDING FLOORPLAN LEVEL 2

1495 OVERLOOK DRIVE BUILDING B



1 LEVEL 2
3/8" = 1'-0"

4,310 GSF

AERIAL MAP

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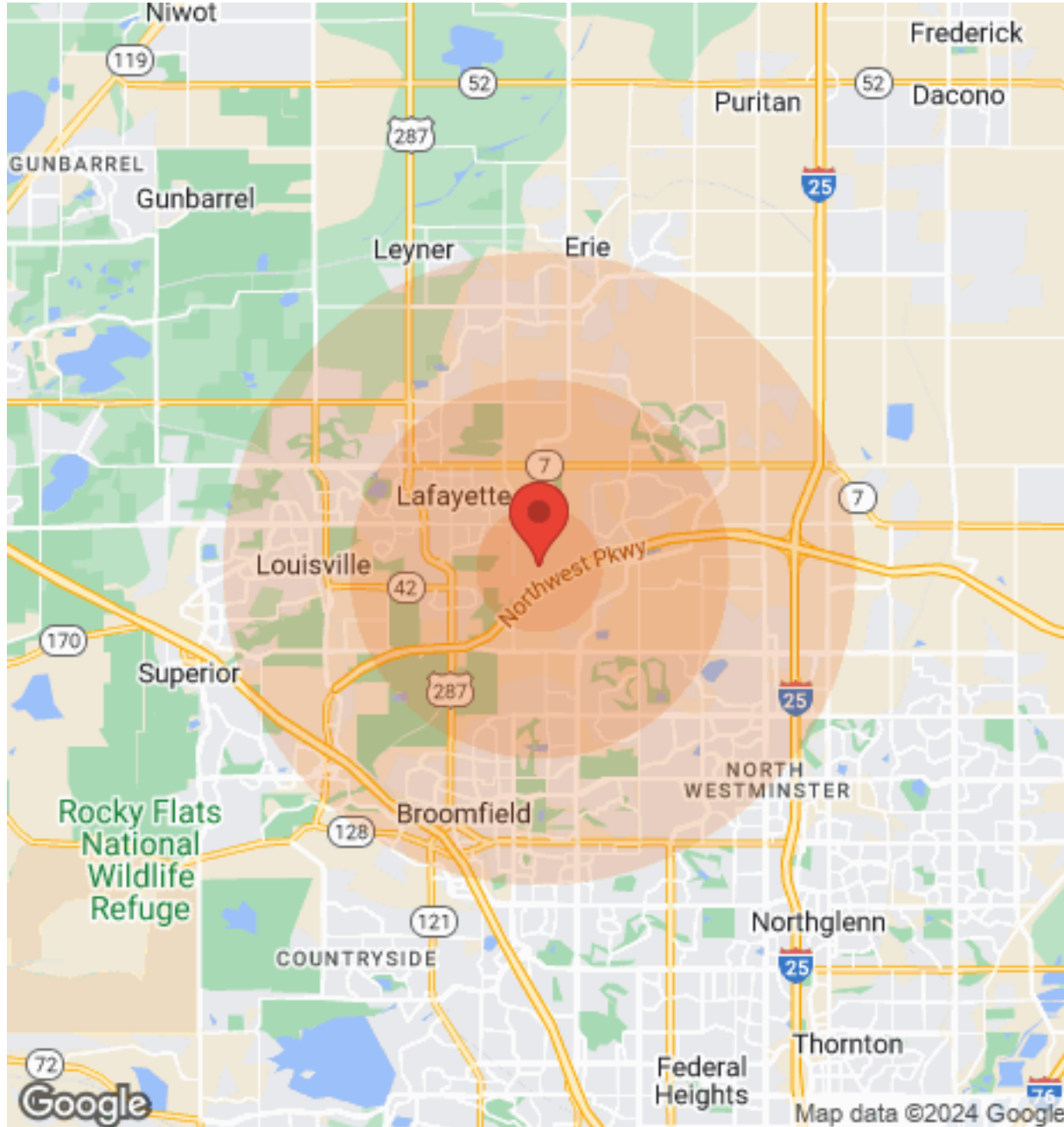


Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

DEMOGRAPHICS

1495 OVERLOOK DRIVE BUILDING B



Population	1 Mile	3 Miles	5 Miles
Male	674	23,688	64,505
Female	702	22,989	65,314
Total Population	1,376	46,677	129,819

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	121	8,514	25,245
Ages 15-24	85	6,903	18,951
Ages 25-54	320	17,022	49,761
Ages 55-64	216	6,289	16,480
Ages 65+	634	7,949	19,382

Race	1 Mile	3 Miles	5 Miles
White	1,342	42,292	117,970
Black	N/A	158	407
Am In/AK Nat	N/A	62	136
Hawaiian	N/A	N/A	6
Hispanic	85	5,312	13,132
Multi-Racial	54	5,128	13,906

Income	1 Mile	3 Miles	5 Miles
Median	\$31,953	\$77,138	\$78,665
< \$15,000	132	1,145	2,785
\$15,000-\$24,999	34	1,185	2,994
\$25,000-\$34,999	58	1,161	3,344
\$35,000-\$49,999	51	2,363	5,207
\$50,000-\$74,999	140	2,731	8,428
\$75,000-\$99,999	130	2,549	7,687
\$100,000-\$149,999	21	3,240	10,280
\$150,000-\$199,999	47	2,044	4,852
> \$200,000	59	1,535	3,664

Housing	1 Mile	3 Miles	5 Miles
Total Units	701	18,680	51,493
Occupied	672	17,690	49,031
Owner Occupied	514	13,957	37,504
Renter Occupied	158	3,733	11,527
Vacant	29	990	2,462