



300 S. Public Road

Lafayette, Colorado 80026

For Lease | Prime Commercial Space

Approx. 2,445-4,891 sq/ft

Introductory Rate Year 1 \$9.00 / sq/ft



Beacon Retirement  
PLANNING GROUP, INC.

AKFAST BRUNCH LUNCH

TANGERINE

Eric Rutherford MBA, CCIM, GREEN  
303.541.1908

[erutherford@wkre.com](mailto:erutherford@wkre.com)  
[www.EricRutherford.com](http://www.EricRutherford.com)  
United States Naval Academy Graduate Served as an Officer in  
the United States Marine Corps



WK  
REAL ESTATE  
COMMERCIAL DIVISION

Dan Tremblay  
720.564.6067

[dtremblay@wkre.com](mailto:dtremblay@wkre.com)  
[www.DanTremblay.com](http://www.DanTremblay.com)



# Details

- Year 1 Introductory rate \$9.00 NNN | Year 2 \$11.00 NNN | Year 3 \$13.00 NNN (3 Year Minimum Lease Term) | \$14.00 NNN | Year 4
- Ideal office space in a premium location with outstanding visibility in downtown Lafayette. Perfect for business seeking exposure and convenience. Walk to restaurants, (Tangerine is downstairs!), shopping, breweries, and more. Close to biking and walking trails.
- Suite 201|204-Prime second-floor office space featuring elevator access, expansive front and rear decks, and abundant natural light from windows on all four sides. The layout includes private offices, a conference room, bullpen area, private restrooms, and a full kitchen. Easily divisible to accommodate a variety of business needs.
- Optional free basement storage.
- \$14.50 NNN. Includes trash, recycling, snow removal, grounds maintenance, building maintenance and repairs, property management fees, parking lot repairs, property taxes and insurance.
- Zoning B1- Community Service Business District



## Details

Approx 2,445-4,891 Sq/Ft

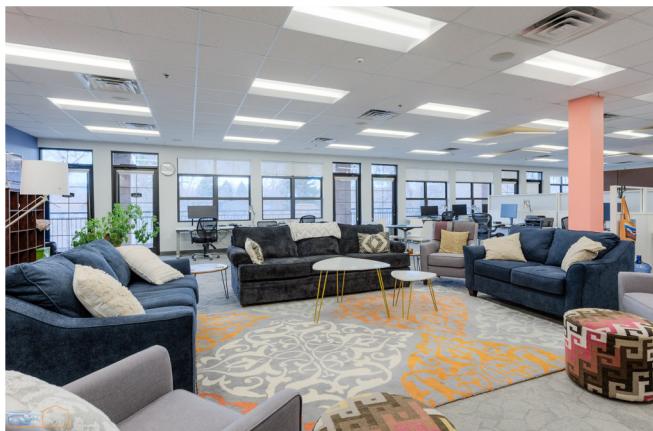
### Suite 201/204

Easily Divisible

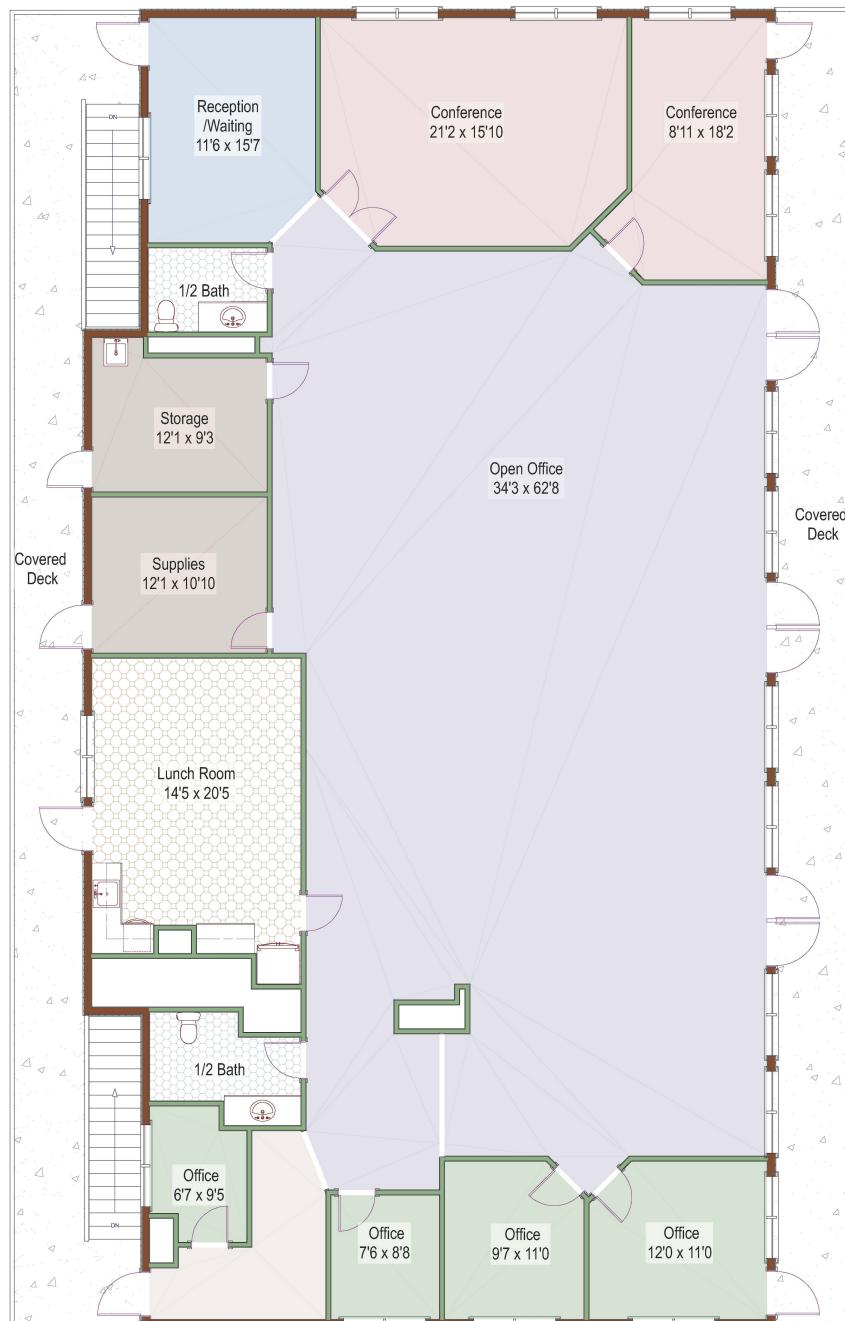
8 parking spots in private lot

## Suite 201 - 204

Located on the second floor with outdoor space and views of the front range.



# Floor plan



300 S Public Road, #201/204  
Lafayette, Colorado

Eric Rutherford/Dan Tremblay  
erutherford@wkre.com  
Tel:(303)541-1908  
dtremblay@wkre.com  
Tel:(720-564-6067



Measurements are approximate and no responsibility is taken for any omission or mis-statement. Square footage is determined as stated and is not guaranteed. Floor plan is for the exclusive use of Eric Rutherford/Dan Tremblay and may not be transferred or sold. Floor plan prepared by Overhead Views, (303)866-0576, [eww@overheadviews.com](mailto:eww@overheadviews.com)

