

# OFFICE / FLEX SPACE FOR LEASE

1376 Miners Dr. Suite 104 - 105,  
Lafayette, CO, 80026



## PROPERTY HIGHLIGHTS

**Well-maintained office/flex suite available in a prime Lafayette location**, just minutes from Old Town amenities and major transportation routes. The space offers 2,000–6,809 SF with a mix of private offices, conference rooms, open work areas, and a kitchen/breakroom. Features include high ceilings, full HVAC, drop-tile ceilings, fiber internet, and abundant parking. Zoning allows a wide range of uses, including professional office, medical, laboratory, administrative, and light production. Located along a bike path and bus route with excellent access to E-470, Boulder, Denver, and DIA. Eligible for North Metro Enterprise Zone tax credits and incentives.

<b>Suite 104 – 105</b>	2,000 – 6,809 RSF
<b>Lease Rate</b>	\$15.00 – \$17.00/RSF NNN
<b>Expenses (Est)</b>	\$8.39/RSF
<b>Availability</b>	Immediately
<b>Lease Term</b>	3 – 5 Years
<b>Zoning</b>	C1 - Regional Business District
<b>Parking</b>	3.78/1000 SF (115 spaces total)

## FOR MORE INFORMATION



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Electrical  
/3-Phase



Fiber



Flex Space



Kitchenette



Near Bike Path



Parking



# VERSATILE OFFICE/FLEX SPACE NEAR OLD TOWN LAFAYETTE

1376 Miners Drive, Suite 104 – 105, Lafayette, CO 80026

Colorado  
Group

## PROPERTY PHOTOS



For a complete disclaimer, please see page one of this brochure.

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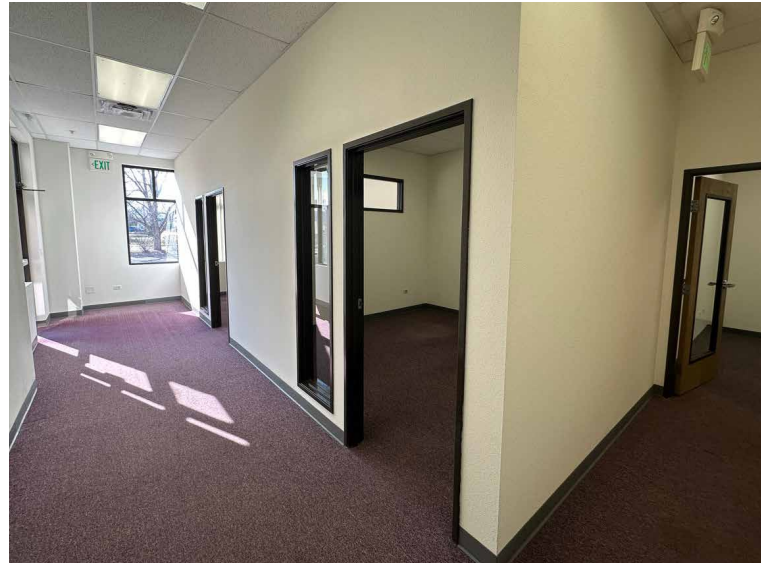


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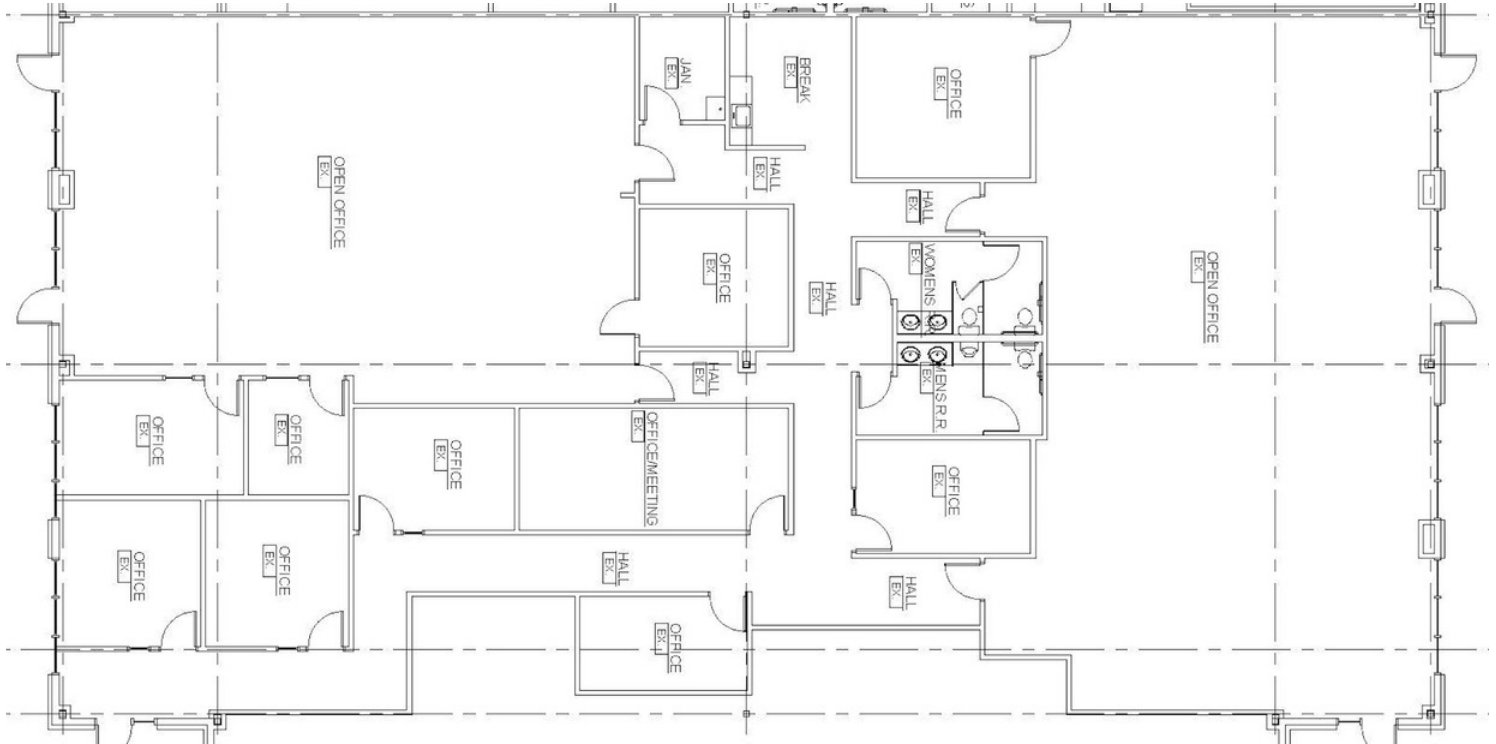
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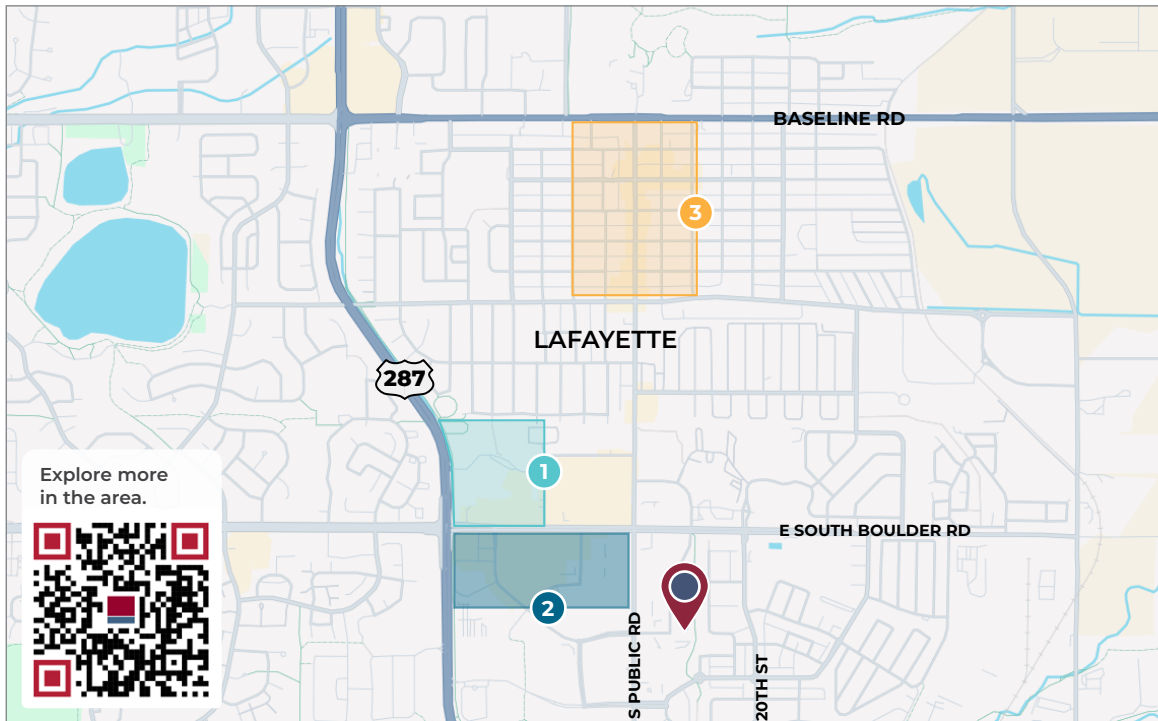
## PROPERTY FLOOR PLAN

### Suite 104 – 105



## PROPERTY LOCATION

 1376 MINERS DRIVE  
LAFAYETTE, CO, 80026



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