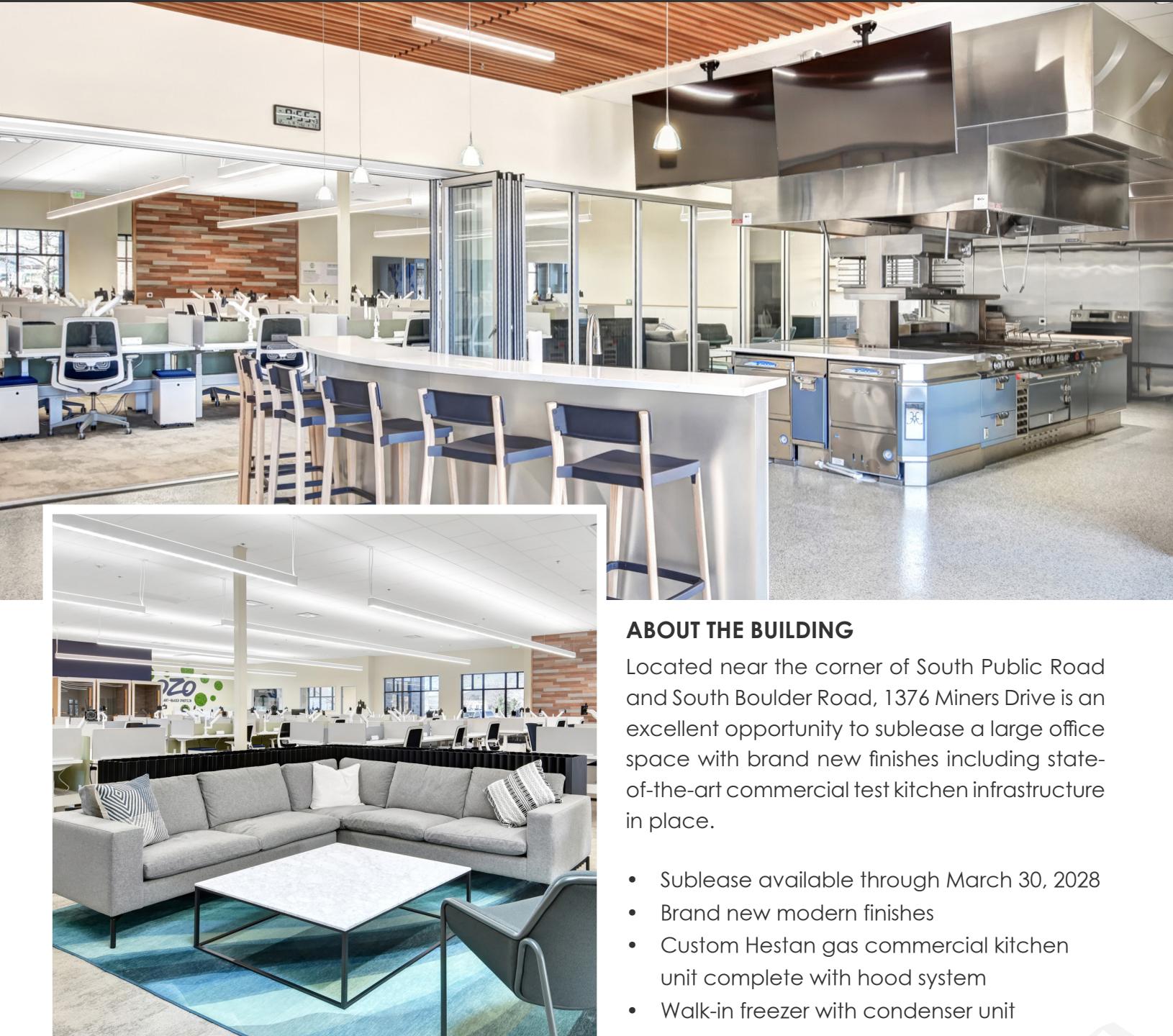


# OFFICE SUBLICENSE WITH COMMERCIAL TEST KITCHEN

1376 Miners Drive, Lafayette, CO 80026



## ABOUT THE BUILDING

Located near the corner of South Public Road and South Boulder Road, 1376 Miners Drive is an excellent opportunity to sublease a large office space with brand new finishes including state-of-the-art commercial test kitchen infrastructure in place.

- Sublease available through March 30, 2028
- Brand new modern finishes
- Custom Hestan gas commercial kitchen unit complete with hood system
- Walk-in freezer with condenser unit

**CHAD HENRY**

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THE  
**W.W. Reynolds**  
COMPANIES

P. 303-442-8687

[www.wwreynolds.com](http://www.wwreynolds.com)

1376 MINERS DRIVE, LAFAYETTE, CO 80026

SUITE 101



 **SIZE**  
13,605 SF

 **RENT**  
\$15 NNN

 **AVAILABLE**  
Immediately

 **EST. OP EX**  
\$7.43 / SF (not including utilities)

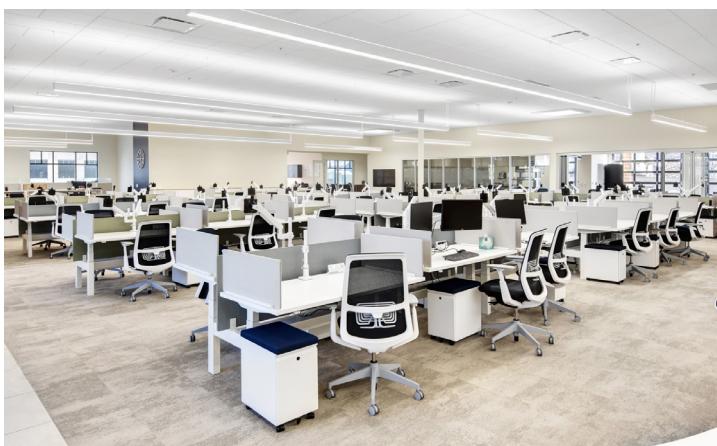
 **COLD  
STORAGE**  
Walk-in freezer

 **OVERHEAD  
DOORS**  
2 glass roll-ups

### SPACE NOTES:

Sublease this 13,605 square foot space that features creative, modern finishes throughout, a nice mix of meeting spaces, conference rooms and open work environment with 76 workstations.

This beautiful space also features a full, state-of-the-art, commercial test kitchen equipped with a custom Hestan gas commercial kitchen unit with hood system, food prep area, walk-in freezer with condenser unit and two glass roll-up doors.



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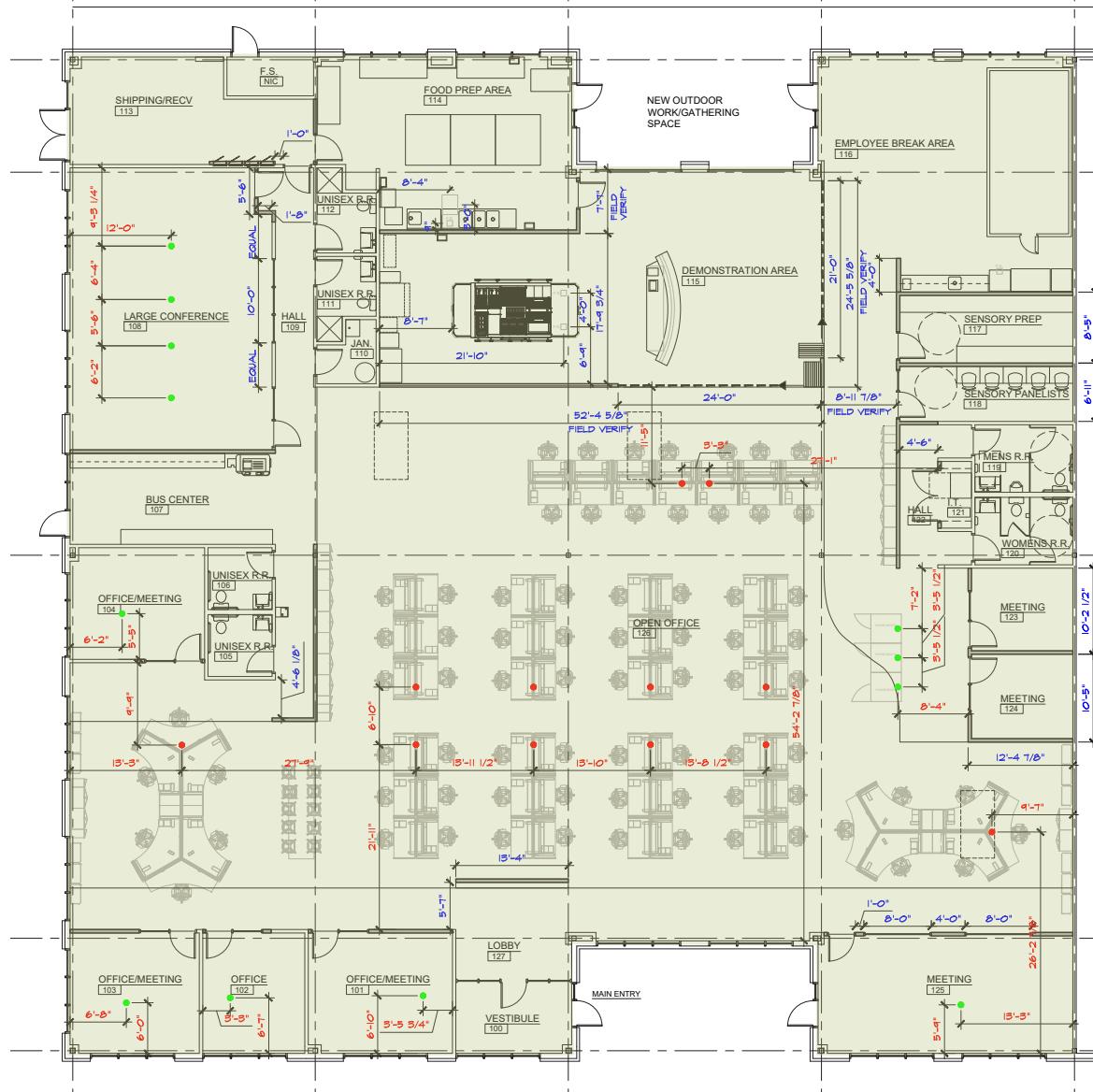


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# FLOOR PLAN

THE  
*W.W. Reynolds*  
COMPANIES

## LEVEL 1



CHAD HENRY

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**SUITE 101**

THE  
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COMPANIES



### LOCATION NOTES:

Located near the corner of South Public Road and South Boulder Road, 1376 Miners Drive is easily accessible from all directions and close to LaMont Park, Coal Creek Trail, Hwy 287 and many surrounding amenities including shopping, restaurants, breweries and Old Town.

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