

OFFICE SUBLEASE 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

chenry@wwreynolds.com

DREW WEIMAN

drew@wwreynolds.com

THE
W.W. Reynolds
COMPANIES

P. 303-442-8687
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.



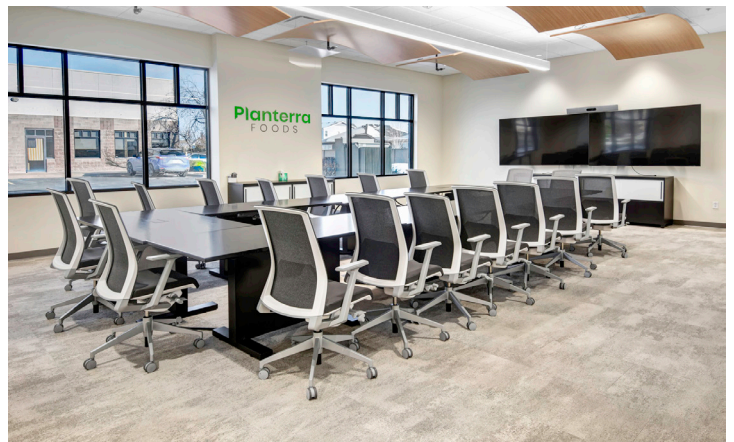
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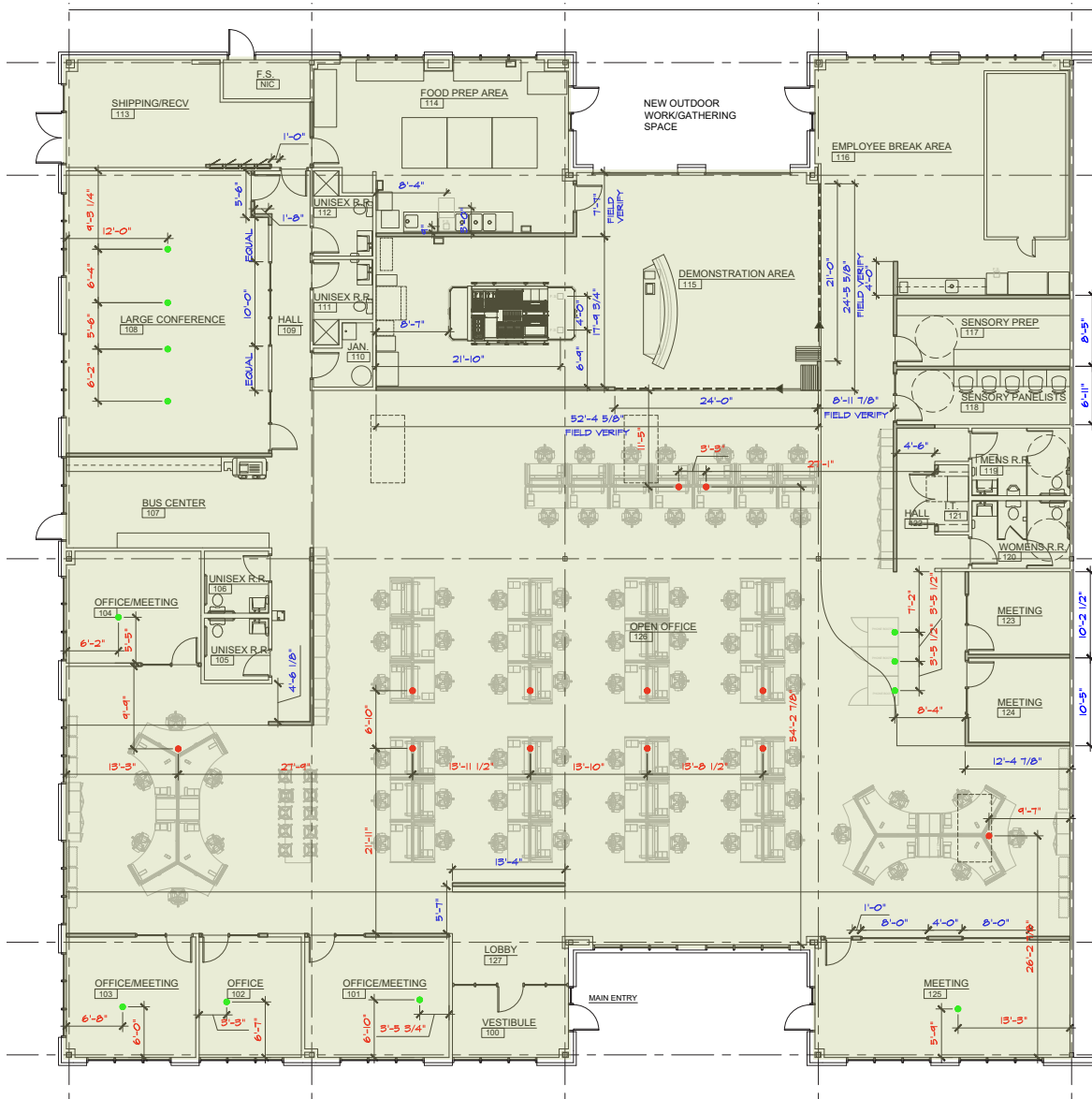


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FLOOR PLAN



LEVEL 1



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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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