

FOR LEASE

BUILD-TO-SUIT / CUSTOM OPTIONS



AVAILABLE SF: 1,000 - 16,000

370 EMPIRE RD, LAFAYETTE, CO 80026

PROPERTY FEATURES

- Class A Build-to-Suit Spaces
- Adjacent to Good Samaritan Medical Center Complex
- Near highly trafficked Highway 287 and Highway C-470
- Solar equipped, high efficiency building reducing OPEX
- Ample parking available for employees and visitors
- Projected occupancy starting Q4 2027

PROPERTY/AREA DETAILS

16,000 SF Class A medical office building available for lease across the street from Good Samaritan Hospital. The developer will build out suites to tenant specifications, with divisibility down to 1,000 SF for multi-tenant use, or the option to build out the entire building for a single-tenant user. Floor plans can accommodate a range of medical and professional users. The property is located off the highway within a high-income demographic area. Lease terms and delivery timeline can be structured around tenant space requirements and buildout needs.

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370 EMPIRE ROAD
LAFAYETTE, CO 80026



SERVICES

Health services include:

- 24-hour emergency services
- Adult critical care services
- Cancer Centers of Colorado
- Accredited Chest Pain Center & Cardiovascular Center of Excellence
- Integrative Health and Healing Center
- Level II Neonatal Care Unit
- Level II Trauma Center
- Mom-friendly Birthing Center
- Orthopedics, Bone and Joint Institute
- Primary Stroke Center
- Radiology and imaging services
- Rehabilitation services, including physical therapy, occupational therapy, speech therapy
- Robotic-assisted surgery using the da Vinci® Surgical System
- Surgical services
- Women's and family services

AREA DEMOGRAPHICS



Population

3 mile	56,220
5 mile	160,695



Households

3 mile	22,775
5 mile	62,304



Average HH Income

3 mile	\$130,236
5 mile	\$138,328



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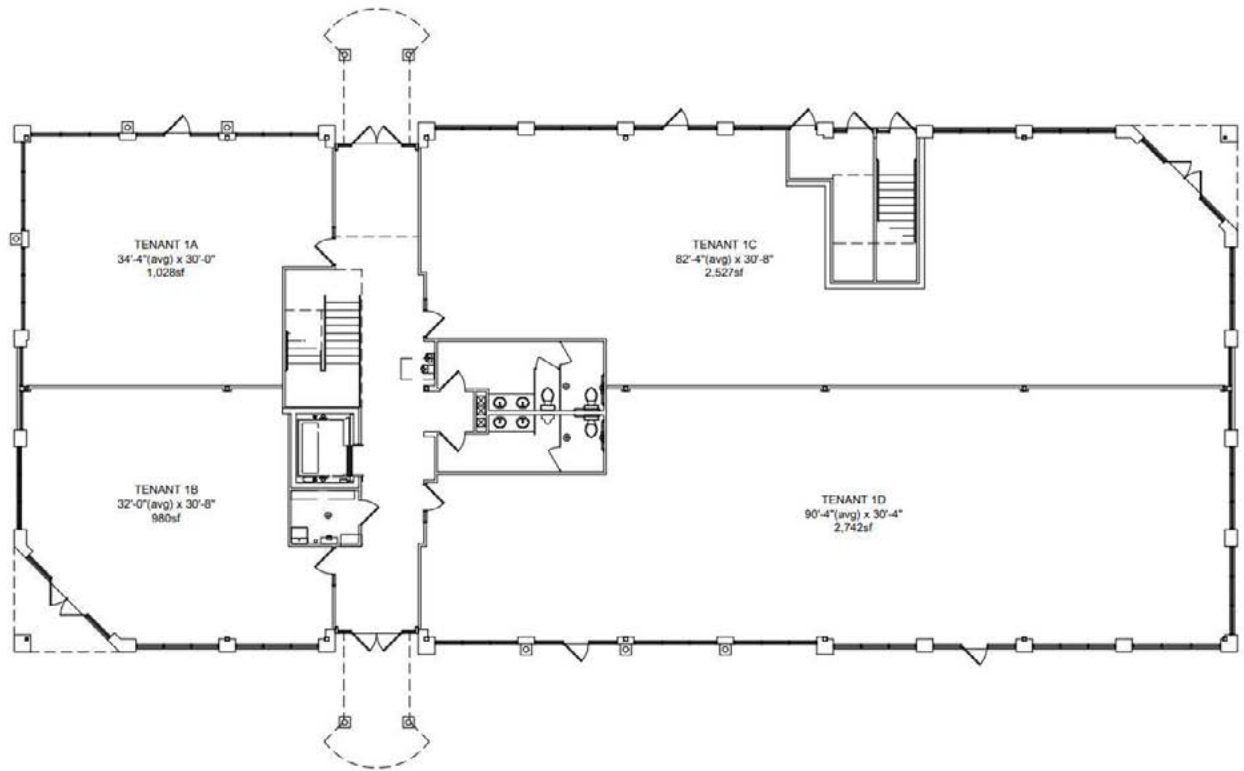
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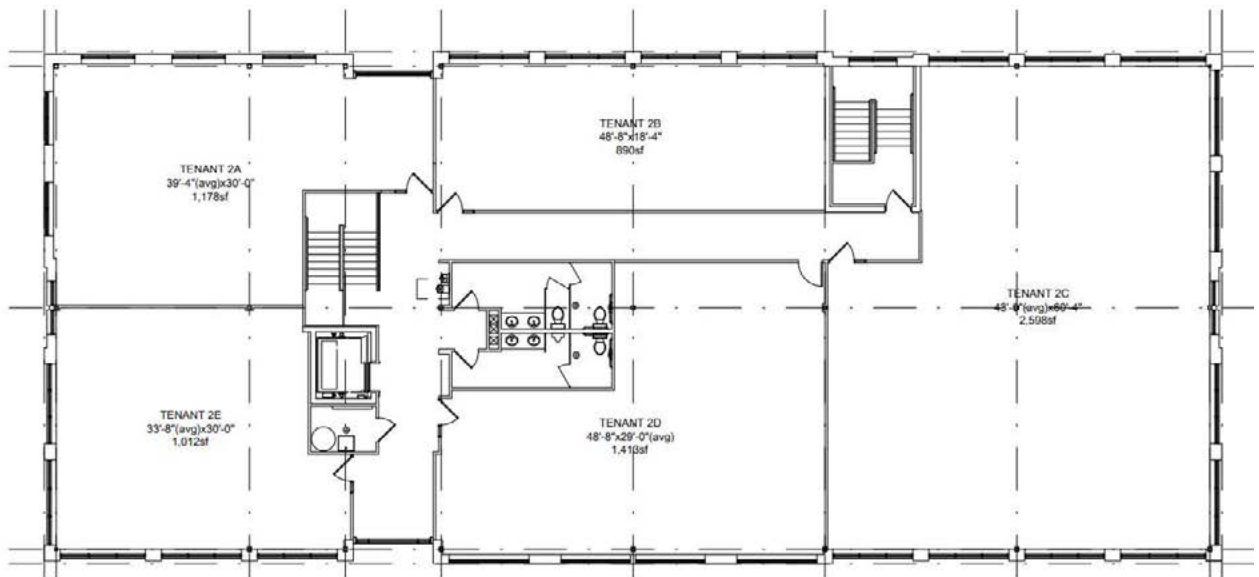
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POTENTIAL LAYOUT OPTION 1



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