









# MEDICAL / PROFESSIONAL OFFICE FOR LEASE

511 Crossing Dr, Lafayette, CO, 80026

**Suite 202 at 511 Crossing Drive** offers a well-maintained 2,263 SF medical office suite ideally suited for a variety of healthcare and professional office users. The space features a welcoming reception area, six exam rooms with sinks, two dedicated labs with sink, and a convenient break room for staff, one individual office, and one large administrative office. In good overall condition, the suite provides a functional and efficient layout designed to support day-to-day medical operations in a professional setting.

## FEATURE HIGHLIGHTS

-  Building Signage
-  Handicap Accessible
-  Clean
-  High Traffic
-  Parking
-  Visibility/Location

## PROPERTY OVERVIEW

<b>SUITE 202</b>	2,263 RSF
<b>LEASE RATE</b>	\$18.50/RSF NNN
<b>EXPENSES (EST)</b>	\$16.00/RSF
<b>AVAILABLE</b>	Immediately
<b>PARKING</b>	~70 on-site spaces
<b>ZONING</b>	C1 - Regional Business

## FOR MORE INFORMATION:

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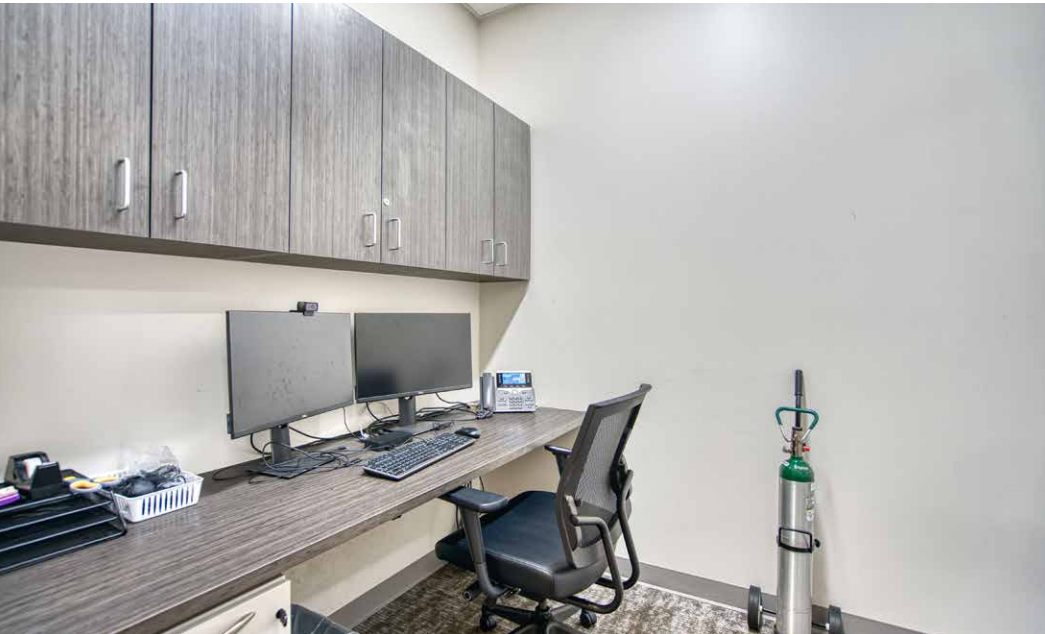
### Wade Arnold

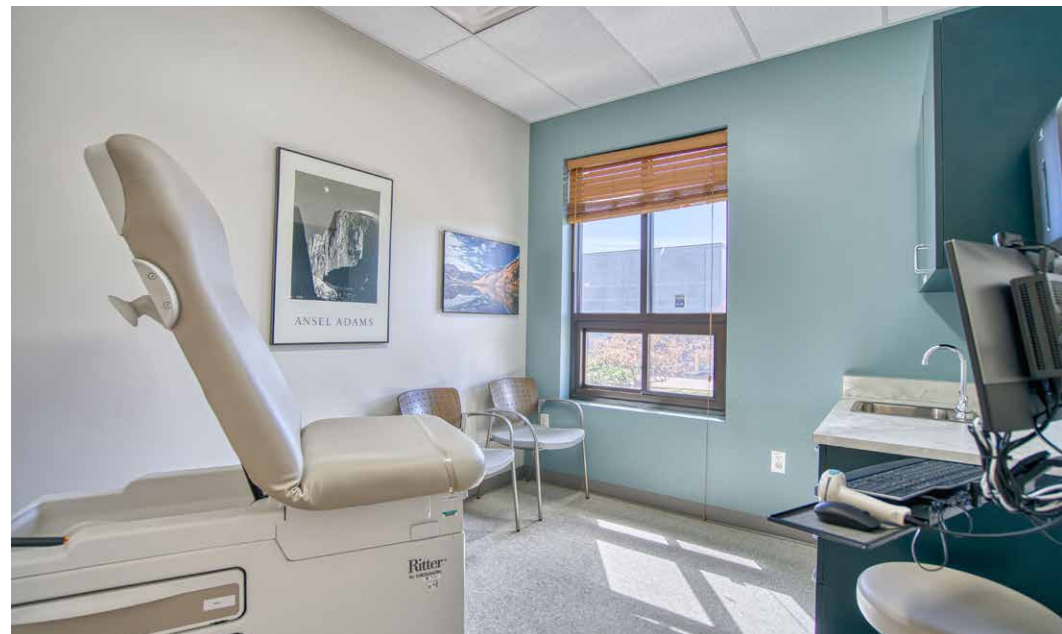
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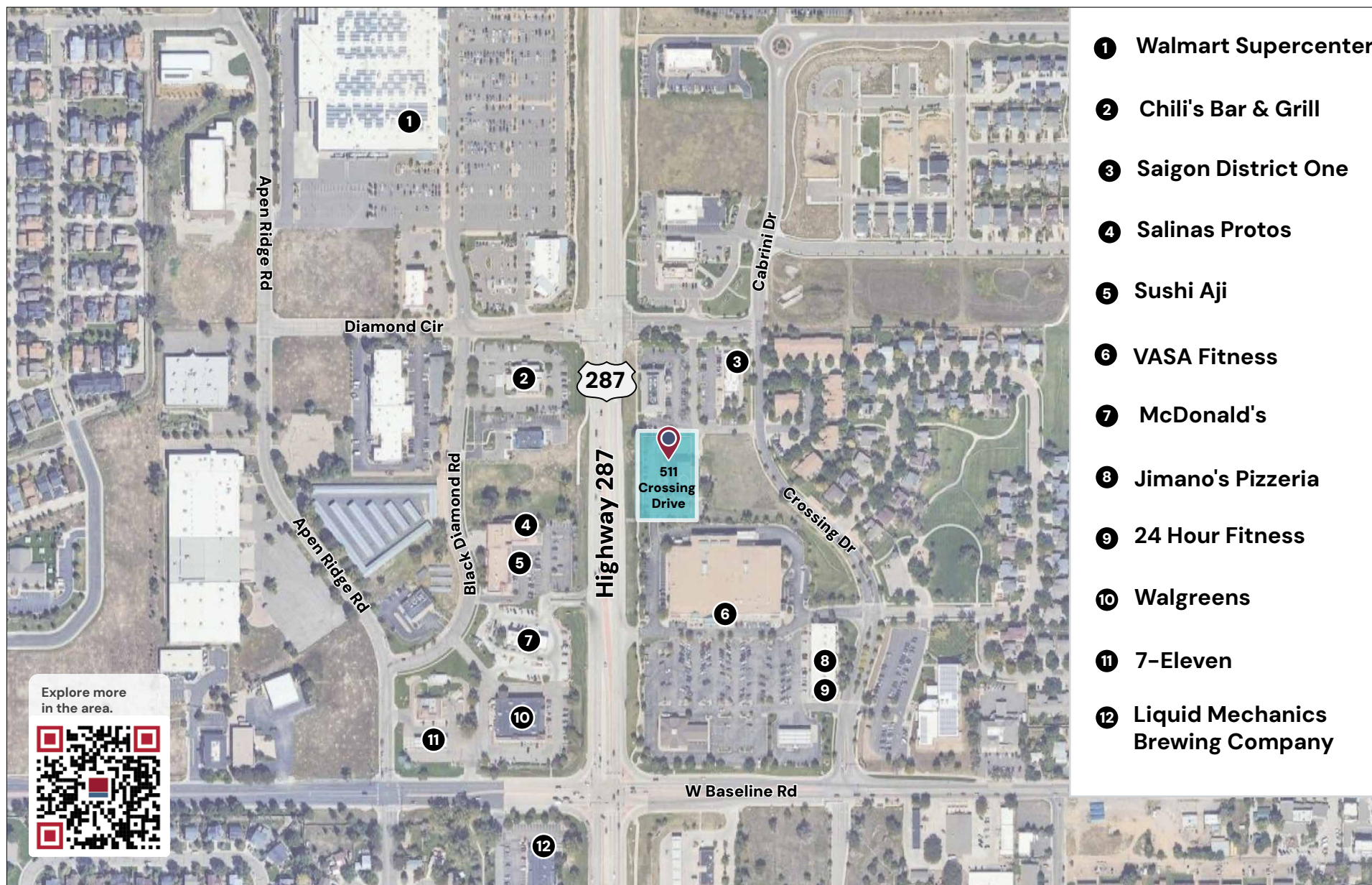
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PROPERTY LOCATION



- 1 Walmart Supercenter
- 2 Chili's Bar & Grill
- 3 Saigon District One
- 4 Salinas Protos
- 5 Sushi Aji
- 6 VASA Fitness
- 7 McDonald's
- 8 Jimano's Pizzeria
- 9 24 Hour Fitness
- 10 Walgreens
- 11 7-Eleven
- 12 Liquid Mechanics Brewing Company

Explore more in the area.