

# 140 OLD LARAMIE TRAIL

LAFAYETTE • COLORADO



navpoint

CLASS A MEDICAL OFFICE SPACE FOR LEASE

# 140 OLD LARAMIE TRAIL | PROPERTY HIGHLIGHTS

**ADDRESS** 140 Old Laramie Trail  
Lafayette, CO. 80026

**COUNTY** Boulder

**PROPERTY TYPE** Class A Medical Office

**PARKING** 3.2/1,000 SF

**YEAR BUILT** 2008

**SITE SIZE** 3.2 AC



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VIRTUAL TOUR



**\$22.00 NNN**

Lease Rate



**2,597-10,189 SF**

Available Suites can be combined  
& flexible based on Buyer/  
Tenant Requirements



**PRIME LOCATION**

Lafayette, Colorado with easy  
access to Denver and Boulder



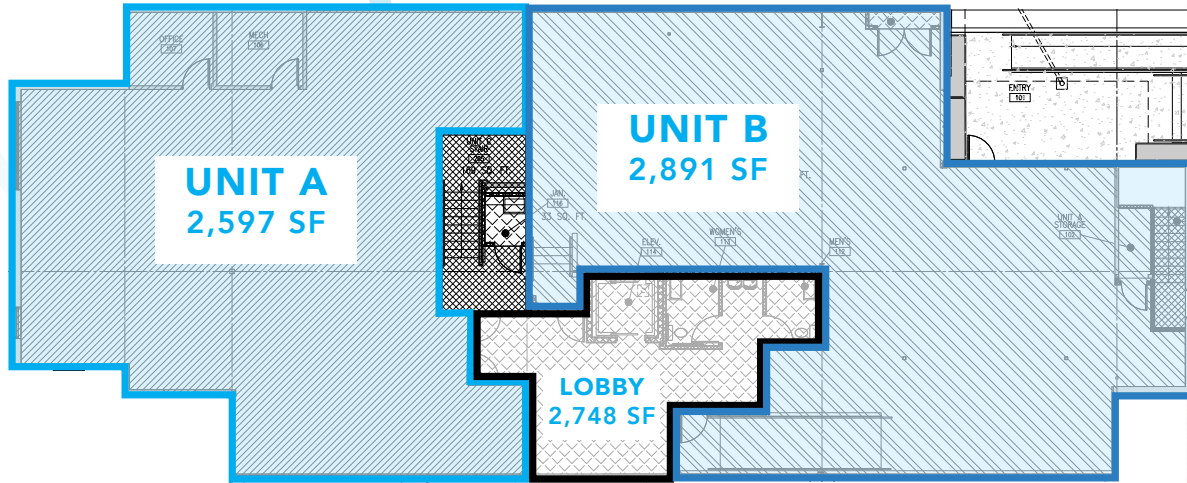
**AMPLE PARKING**

Shared parking throughout  
development

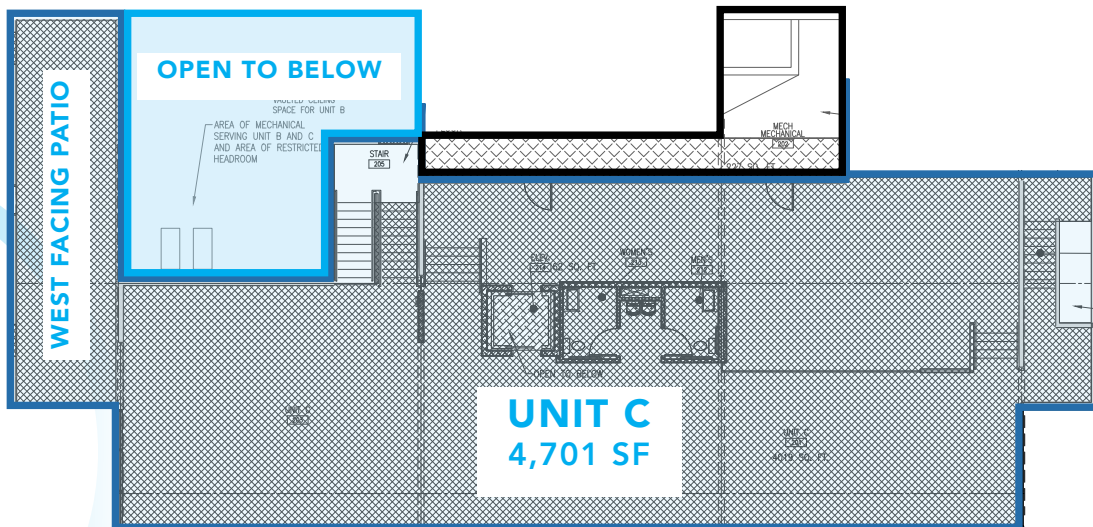
# PROPERTY HIGHLIGHTS



## FIRST FLOOR CONCEPTUAL SITE PLAN



## SECOND FLOOR CONCEPTUAL SITE PLAN



**\*FLOORPLANS ARE CONCEPTUAL**



# NEARBY RETAIL AND DEMOGRAPHICS

1 Mile

3 Miles

5 Miles

## Demographic & Consumer Spend Overview

	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast
Total Population	13,064	14,068	54,091	57,048	146,643	154,741
Workday Population	14,881	--	51,023	--	144,645	--
Total Households	5,282	5,717	22,061	23,355	56,670	60,067
Avg. Household Income	\$129.4k	\$146.2k	\$163.3k	\$178.7k	\$174.8k	\$189.3k
Total Consumer Spend	\$192.7m	\$210.6m	\$1.4b	\$1.6b	\$4.1b	\$4.5b



# LOBBY RENDERINGS



# GOOD SAMARITAN MEDICAL CENTER

Intermountain Health is the largest nonprofit health system in the Intermountain West.

## OVERVIEW

Opened in 2004, this acute-care hospital is part of the Intermountain Health network. It serves a growing community with state-of-the-art medical care.

## SPECIALIZED SERVICES:

- **Level II Trauma Center:** Recognized by the American College of Surgeons for its ability to manage severe trauma cases.
- **Primary Stroke Center:** Certified by the Joint Commission for providing specialized stroke care.
- **Baby-Friendly Hospital:** Designated for excellence in maternity care and breastfeeding support.

## CAPACITY AND FACILITIES:

- Offers 234 licensed beds.
- Emergency department operates 24/7.
- Includes advanced diagnostic imaging and surgical facilities.

## Mission

"Our mission is to help people live their healthiest lives possible and we are dedicated to creating healthier communities and helping our patients thrive."



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**navpoint**  
REAL ESTATE GROUP



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