

**300 S. Public Road**  
Lafayette, Colorado 80026  
**For Lease | Prime Commercial Space**

Approx. 2,445-4,891 sq/ft  
Introductory Rate Year 1 \$9.00 / sq/ft

**AKFAST BRUNCH LUNCH**

**TANGERINE**

**Beacon Retirement**  
PLANNING GROUP, INC.

**RMS**



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## Details

- Year 1 Introductory rate \$9.00 NNN | Year 2 \$11.00 NNN | Year 3 \$13.00 NNN (3 Year Minimum Lease Term) | \$14.00 NNN | Year 4
- Ideal office space in a premium location with outstanding visibility in downtown Lafayette. Perfect for business seeking exposure and convenience. Walk to restaurants, (Tangerine is downstairs!), shopping, breweries, and more. Close to biking and walking trails.
- Suite 201|204-Prime second-floor office space featuring elevator access, expansive front and rear decks, and abundant natural light from windows on all four sides. The layout includes private offices, a conference room, bullpen area, private restrooms, and a full kitchen. Easily divisible to accommodate a variety of business needs.
- Optional free basement storage.
- \$13.18 NNN. Includes trash, recycling, snow removal, grounds maintenance, building maintenance and repairs, property management fees, parking lot repairs, property taxes and insurance.
- Zoning B1- Community Service Business District

## Details

Approx 2,445-4,891 Sq/Ft

**Suite 201/204**

Easily Divisible

8 parking spots in private lot

Suite 202-204



Kitchen





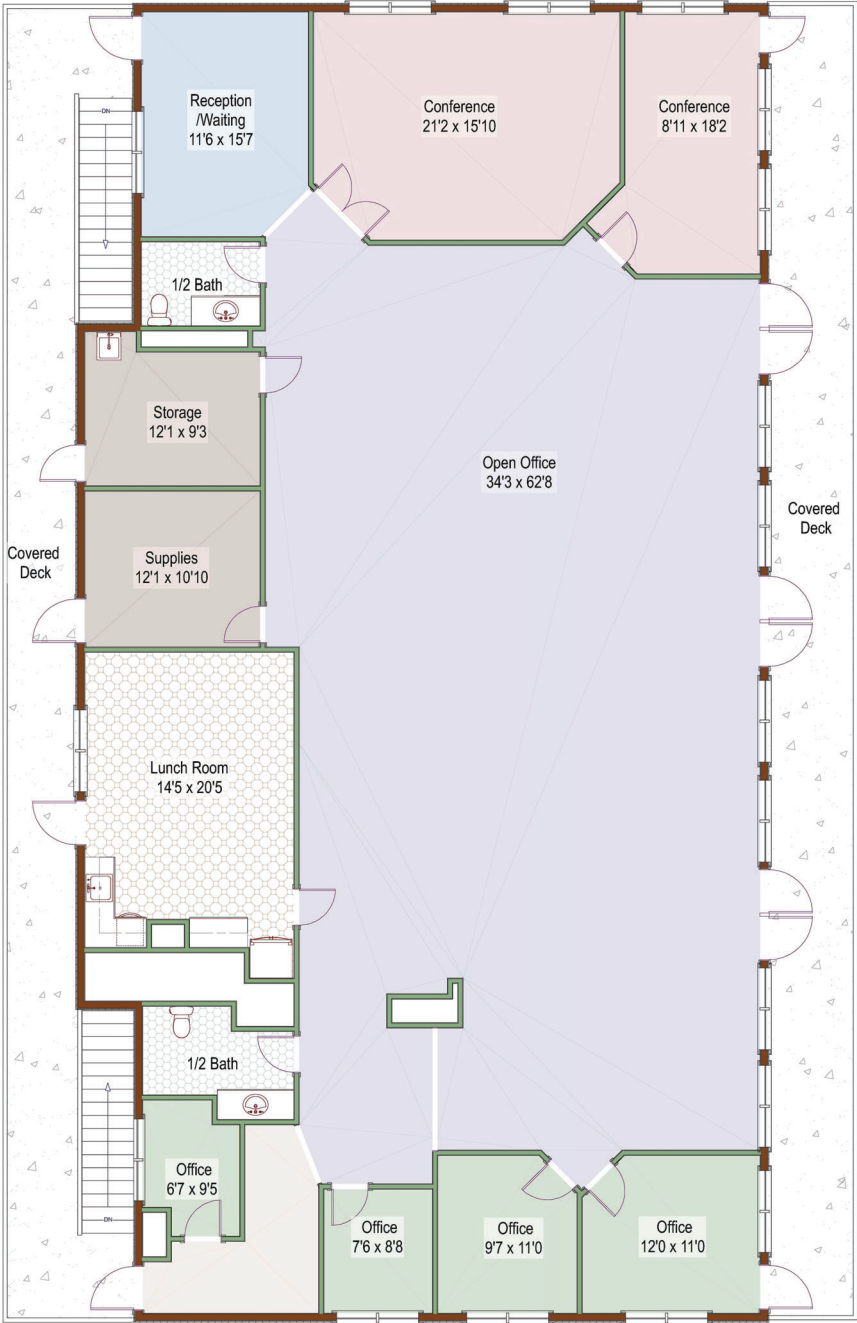
## Suite 201 - 204

Located on the second floor with outdoor space and views of the front range.





Floor plan



300 S Public Road, #201/204  
Lafayette, Colorado

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Measurements are approximate and no responsibility is taken for any omission or mis-statement. Square footage is determined as stated and is not guaranteed. Floor plan is for the exclusive use of Eric Rutherford/Dan Tremblay and may not be transferred or sold. Floor Plans prepared by Overhead Views, (303)886-9578, esw@overheadviews.com

