

OFFICE FOR SALE/LEASE
308 E Simpson St, Lafayette

Summit Commercial Brokers
6800 N 79th St, # 103
Niwot, CO 80503
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Charming Office Investment in Vibrant East Simpson Neighborhood

Owner-User Opportunity + Seller Financing Available

Welcome to 308 E Simpson St — a well-maintained, character-rich office property located in the heart of Lafayette's desirable East Simpson neighborhood. This offering includes two professional office buildings on one parcel, with a rare opportunity for an owner-user to occupy the one available suite (Suite 102 - 483 RSF) while collecting income from established tenants in the remaining spaces.

The front building features classic architectural charm with warm wood trim, a professional lobby, shared restrooms, and a kitchenette/break area for tenants. The rear building—currently leased as office space—includes a private kitchen, restroom, and flexible layout with potential for residential use (buyer to verify). On-site parking is available behind the main building, and there's ample street parking throughout the surrounding neighborhood. Both buildings have secure, coded entries.

Call us for more information and to set up a tour!

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Size	4,326 sf
Sales Price	\$1,300,000
Lease Rate (#102)	\$1,000/mo GROSS
Property Taxes	\$19,654 (2025)

Key Highlights:

- Suite 102 (483 RSF) available for owner occupancy March 1, 2026 - remainder of the property is fully-leased
- Income-producing property with established tenants - inquire for rent roll
- Seller financing available – inquire for terms
- Two buildings on one lot with separate secure entrances
- Flexible rear building with residential potential (verify with City)
- Common lobby, restrooms, and break area in front building
- On-site and abundant street parking
- Prime location steps from restaurants, breweries, coffee shops, and local events

The tenant mix includes professionals in the healing arts, legal services, and other personal services, with leases currently at or near market gross rental rates.

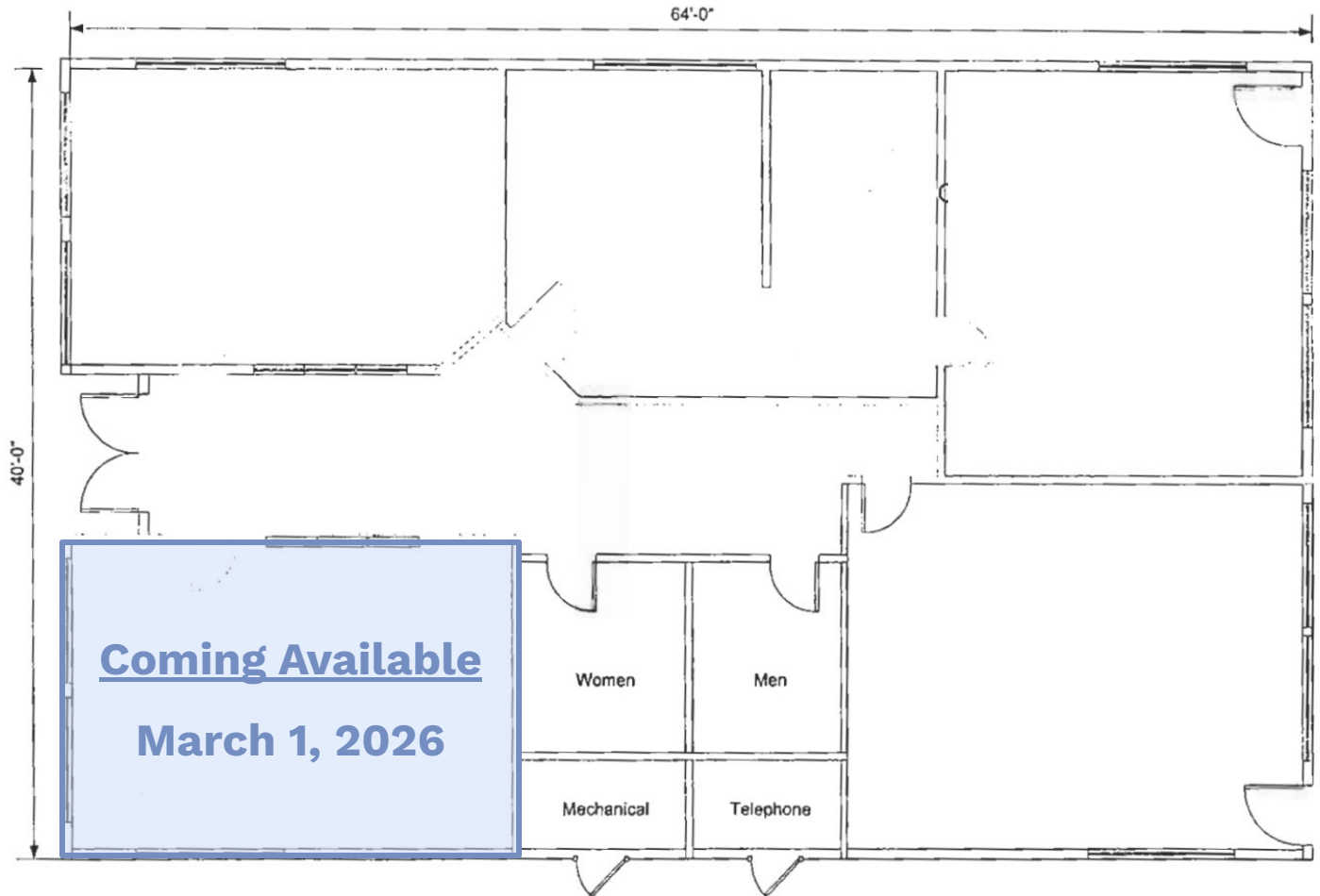
Whether you're looking to invest in one of Lafayette's most active commercial corridors or establish your own footprint with additional rental income, this property offers the perfect blend of character, cash flow, and community connection.

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308 E Simpson St Floor Plan



Does not include 308 ½ E Simpson St Floor Plan



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308 ½ E Simpson (rear bldg pictured above):

The rear building—currently leased as office space—includes a private kitchen, restroom, and flexible layout with potential for residential use (buyer to verify).

All information provided is deemed reliable, but is not guaranteed and should be independently verified

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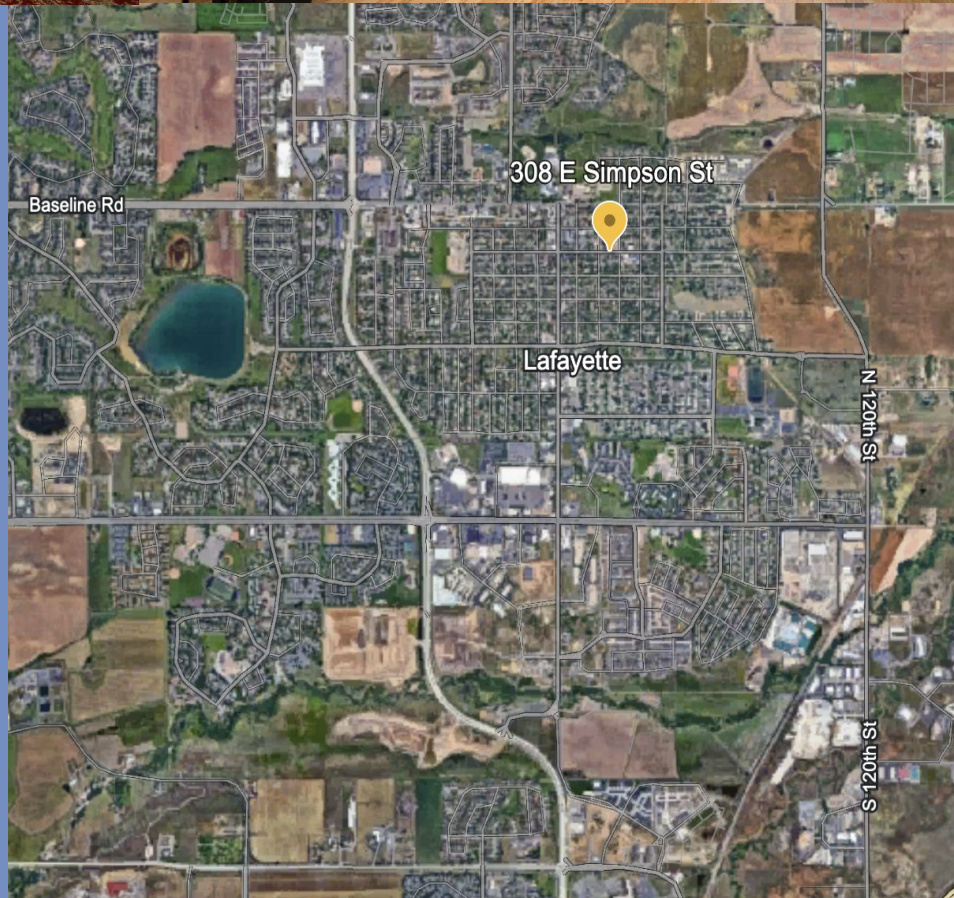
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