

**FOR LEASE | OFFICE & R&D**

**1408 HORIZON AVE  
LAFAYETTE, CO 80026**



**DIGBY**  
COMMERCIAL ADVISORS  
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**Tanner Digby**  
President

720.843.1330 Ext. 104  
[Tanner@Digbycommercial.com](mailto:Tanner@Digbycommercial.com)

**Adam Hubschman, CCIM**  
Senior Broker

720.843.1330 Ext. 102  
[Adam@Digbycommercial.com](mailto:Adam@Digbycommercial.com)



## OFFERING SUMMARY

<u>Lease Rate</u>	\$15.95/SF NNN
<u>NNN Expenses</u>	\$10.00/SF
<u>Building Size</u>	20,313 SF
<u>Available SF</u>	1,166 SF - 5,622 SF
<u>Parking</u>	2.5 / 1,000 SF
<u>Year Built</u>	2001
<u>Zoning</u>	M-1 (Lafayette)

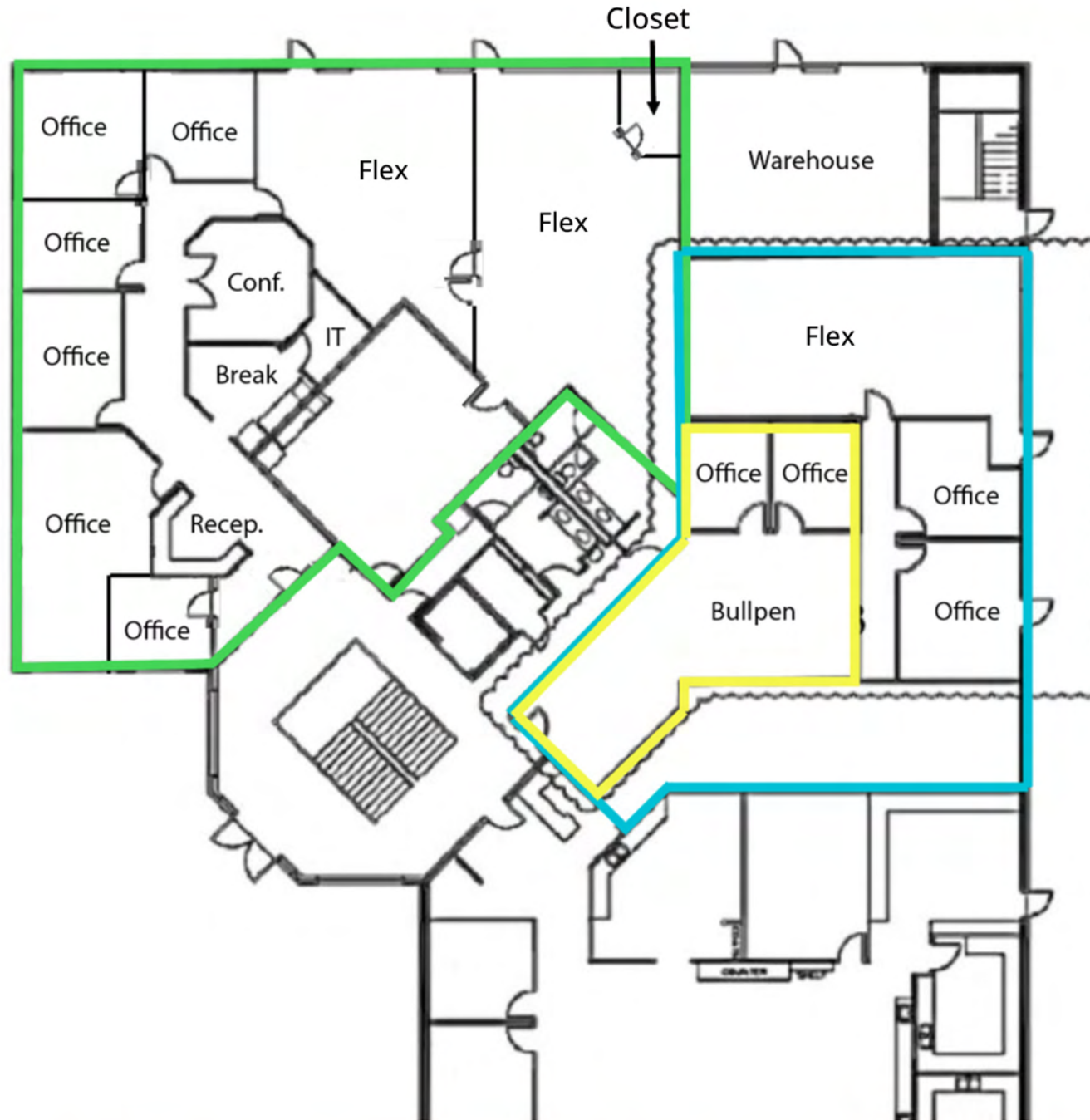
## HIGHLIGHTS

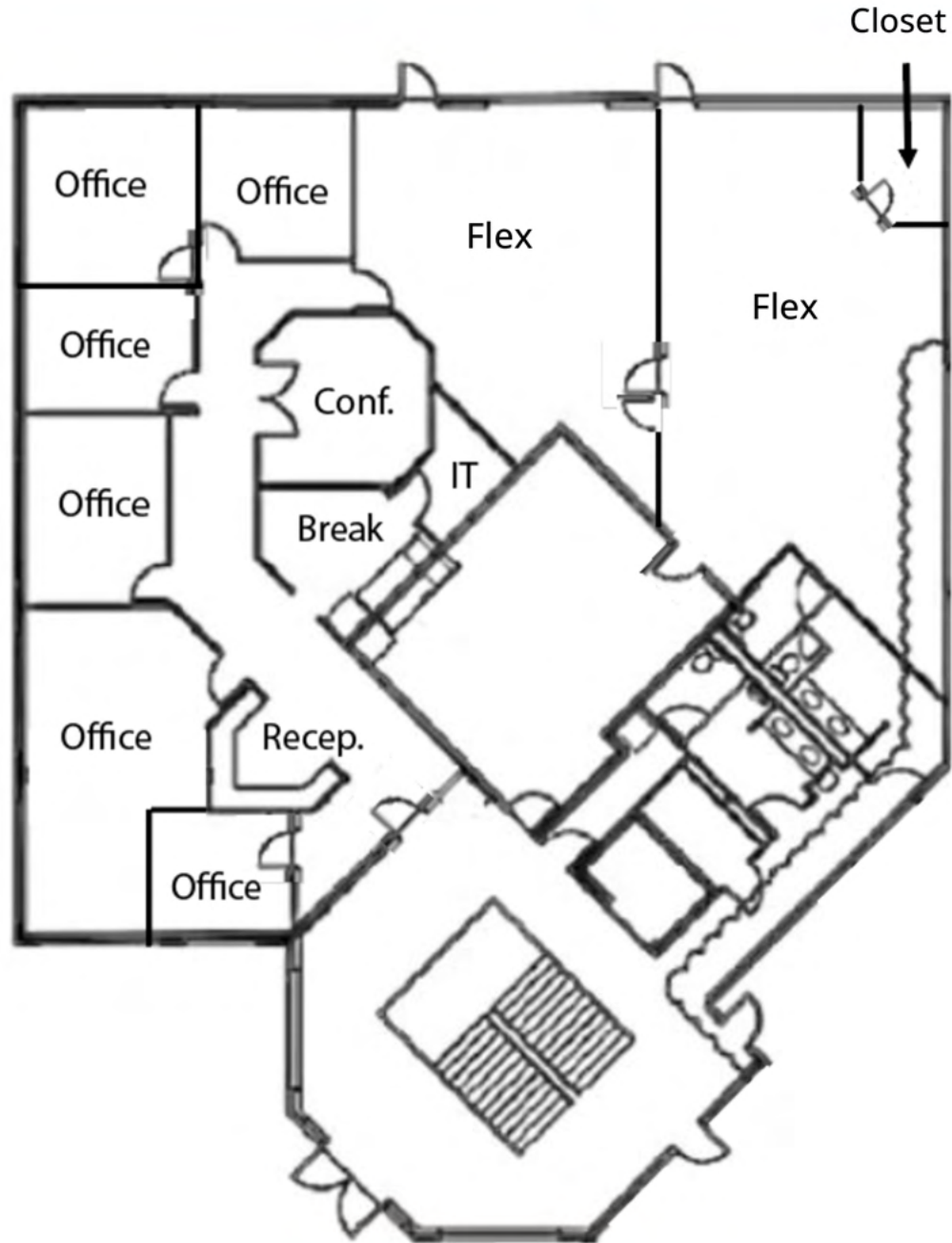
- Monument Signage
- FF&E Possible
- Warehouse Space Possible
- Lobby ID
- Impeccable Views
- First Floor Suites

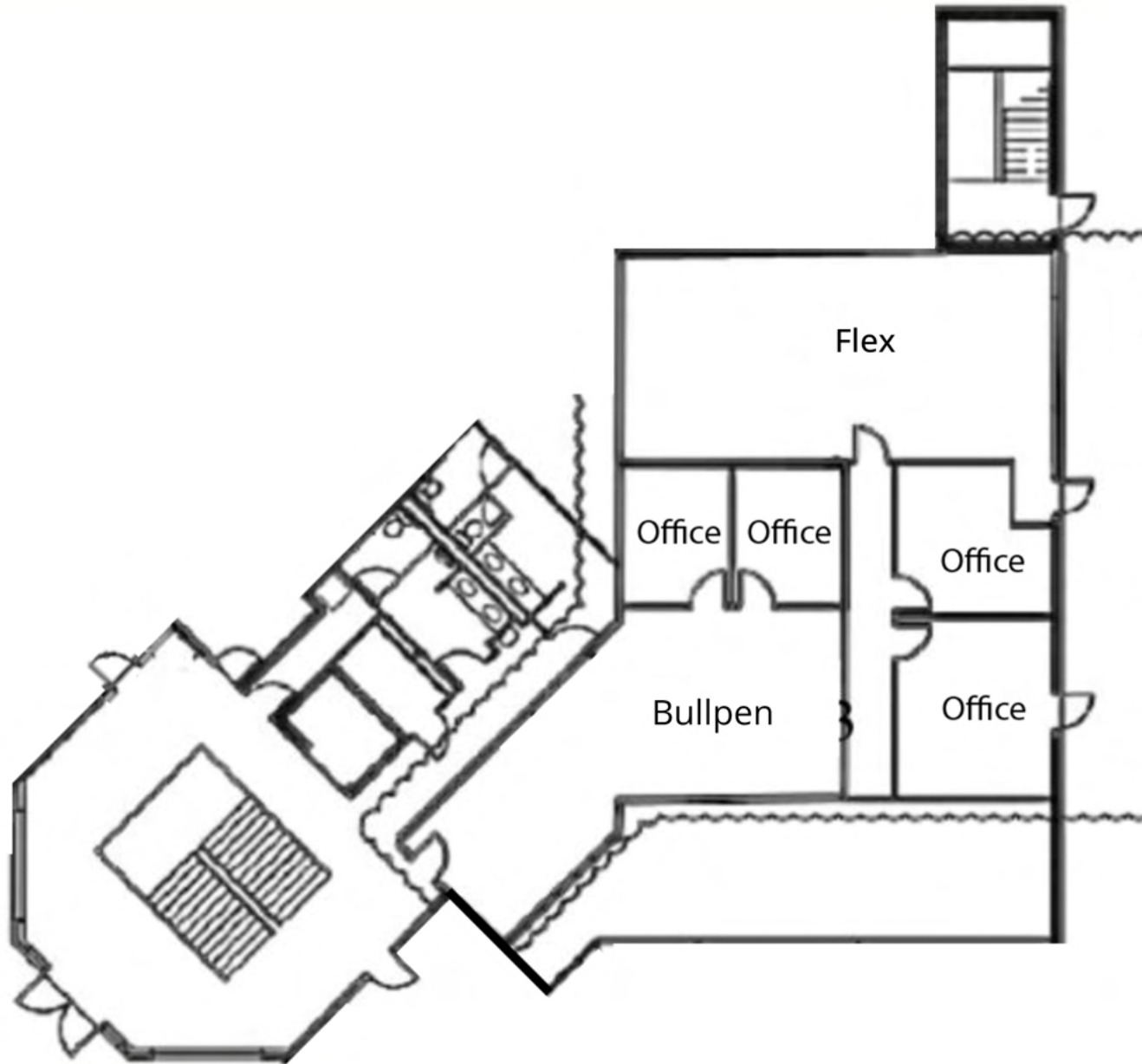
# SPACE PLAN

1408 Horizon Avenue  
Lafayette, CO 80026

**KEY:**  
SUITE 101  
SUITE 103 & 104  
SUITE 103



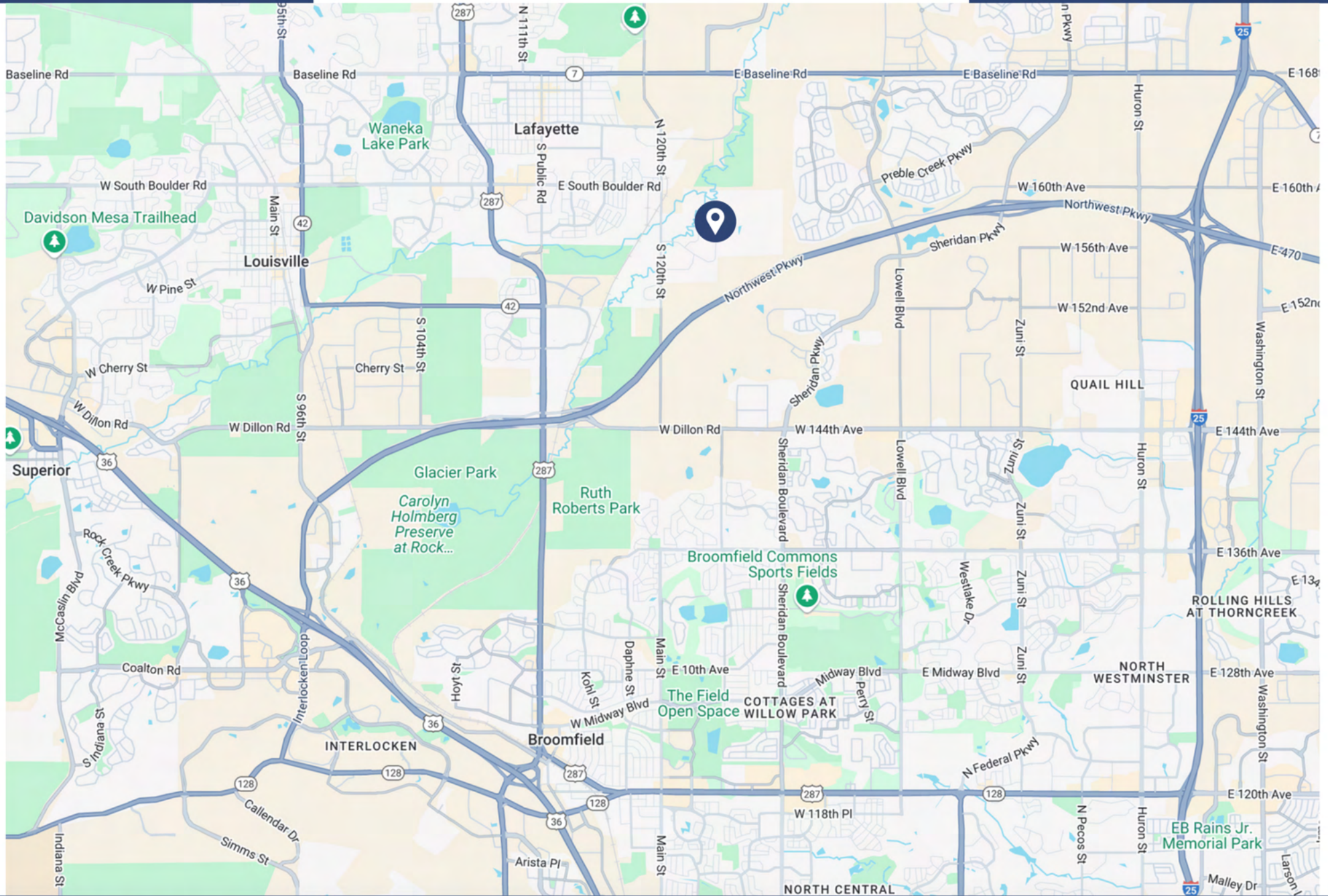






# Location Map

1408 Horizon Avenue  
Lafayette, CO 80026



720-843-1330 | 15000 W 44th Ave STE C Golden, CO 80403 | [www.DigbyCommercial.com](http://www.DigbyCommercial.com)

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