

140 Old Laramie Trail LAFAYETTE • COLORADO

CLASS A MEDICAL
OFFICE BUILDING
FOR LEASE

FULL BUILDING RENOVATION UNDERWAY

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140 Old Laramie Trail

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ADDRESS 140 Old Laramie Trail
Lafayette, CO. 80026

COUNTY Boulder

LEASE RATE \$14/SF NNN*

SQUARE FEET 10,189 SF (Divisible)

PROPERTY TYPE Class A Medical Office

PARKING 3.2/1,000 SF

YEAR BUILT 2008

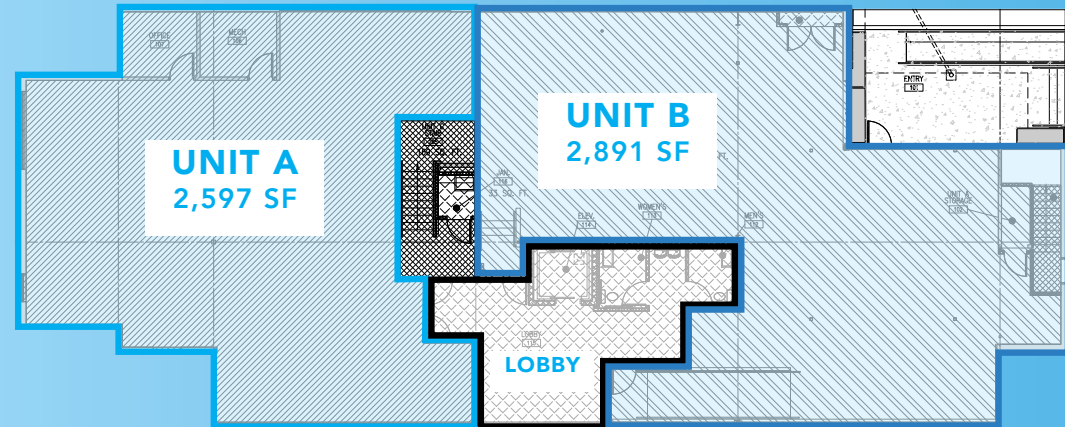
SITE SIZE .22 AC

LAFAYETTE • COLORADO

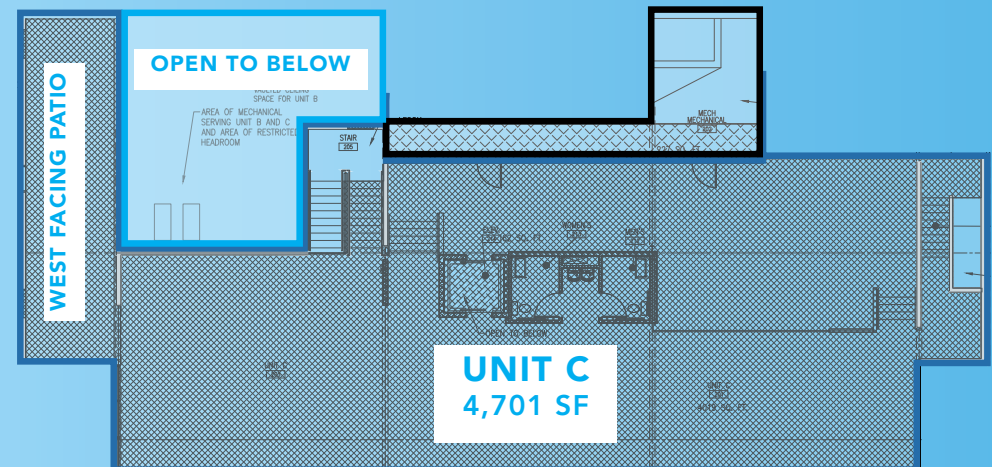
*this is an introductory rate
contact broker for details.

Property Overview

FIRST FLOOR CONCEPTUAL SITE PLAN



SECOND FLOOR CONCEPTUAL SITE PLAN



*FLOORPLANS ARE CONCEPTUAL

Property Overview

CURRENT CONDITION



Property Overview

CONSTRUCTION UNDERWAY



Property Overview



Good Samaritan Medical Center

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."



Nearby Retail & Demographics

| Demographic & Consumer Spend Overview | 1 Mile | | 3 Miles | | 5 Miles | |
|---------------------------------------|--------------|---------------|--------------|---------------|--------------|---------------|
| | 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 |



Lafayette, CO

Lafayette, Colorado, is widely recognized as business-friendly thanks to a forward-looking local government, robust economic development support, and tailored programs that help both startups and established firms thrive. The City of Lafayette participates in the North Metro Enterprise Zone, offering businesses state income tax credits (e.g. up to \$500,000) for investments, job creation, R&D, and building rehabilitation—creating strong financial incentives for locating and growing in the community. Since 2024, Lafayette has also partnered with the Colorado Green Business Network, giving local companies free technical assistance and state-level recognition for sustainability practices that both reduce costs and enhance brand value. Further fueling growth, Lafayette collaborates with the Boulder Small Business Development Center (SBDC) to provide free consulting, low-cost training, and access to funding and workshops—benefits tailored to every stage of business development in the Boulder County region

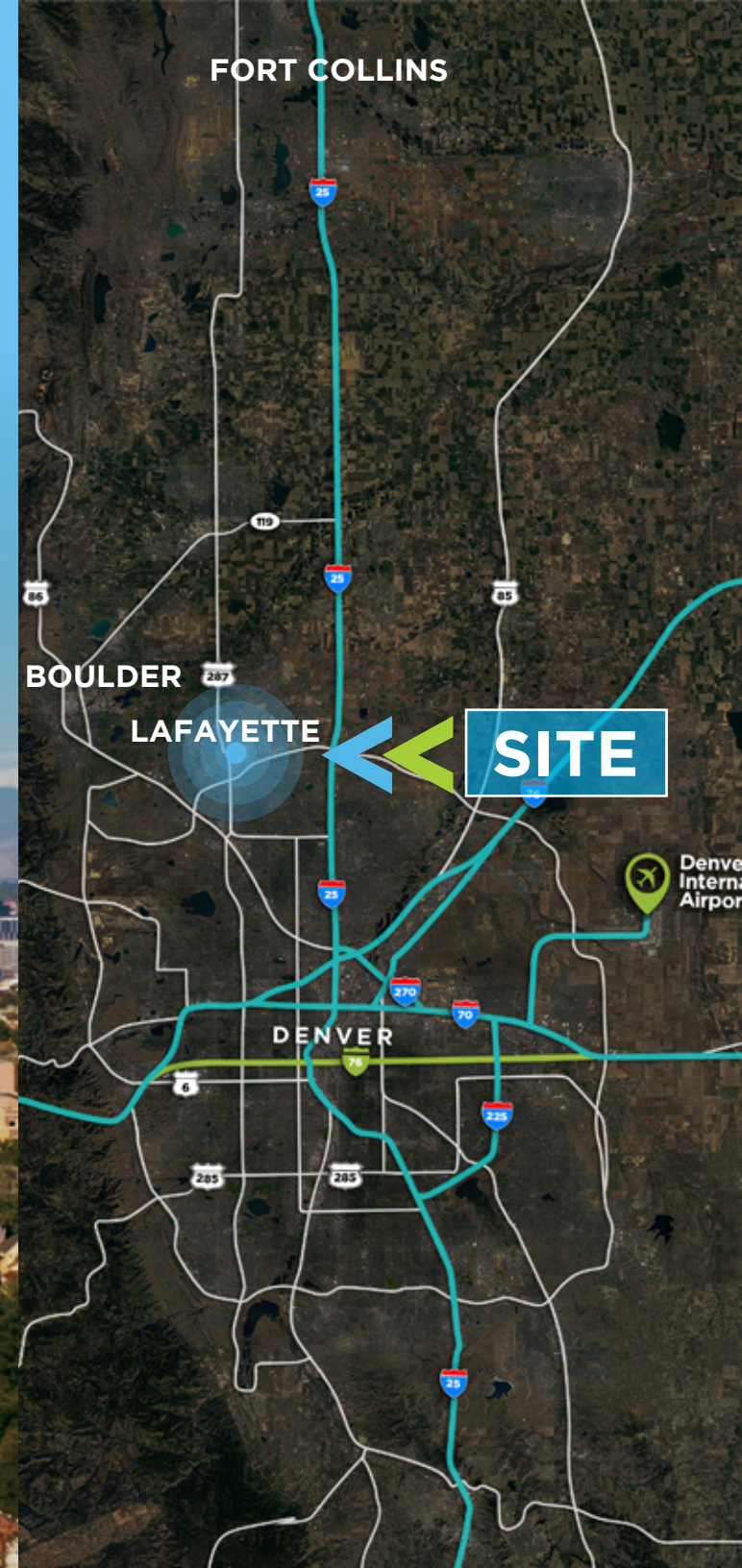
DIVERSE
BUSINESS
SECTORS



STRONG SMALL
BUSINESS
DEVELOPMENT
CENTER



NORTH
METRO
ENTERPRISE
ZONE



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