



PROPERTY HIGHLIGHTS

Discover a prime commercial lab space opportunity at 130 Miners Dr, Lafayette, CO, featuring an ISO Class 7 Cleanroom. This 2,000 SF cleanroom is ideal for businesses needing a controlled environment and can come with additional storage, warehouse, and office areas. The building's rate is dependent on the amount of space leased, ensuring flexibility for various business needs.

Centrally located between Boulder and Metro-Denver, this Class "A" property provides easy access to Northwest Parkway and Highway 287. The building provides ample and direct parking to private lab space, enhancing convenience.

Inside, you'll find a common area kitchen/break room, and shared state-of-the-art conference and training rooms and shared restrooms. This property offers an abundance of nearby amenities, including restaurants and fuel stations, making it an attractive location for all.

Space Size	2,000 - 5,400 RSF
Timing	Immediately
Lease Rate	\$22/SF - \$29/SF Gross
Cleanroom	ISO Class 7
Parking	On-site
Loading OH Door	16'x16'



- Near bike path
- On bus route
- Near restaurants
- Storage areas available
- Office areas available
- Common area kitchens & bathrooms

FOR MORE INFORMATION



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CLEAN ROOM / LAB SPACE FOR LEASE

130 Miners Drive, Lafayette, CO 80026



PROPERTY PHOTOS



For a complete disclaimer, please see page one of this brochure.

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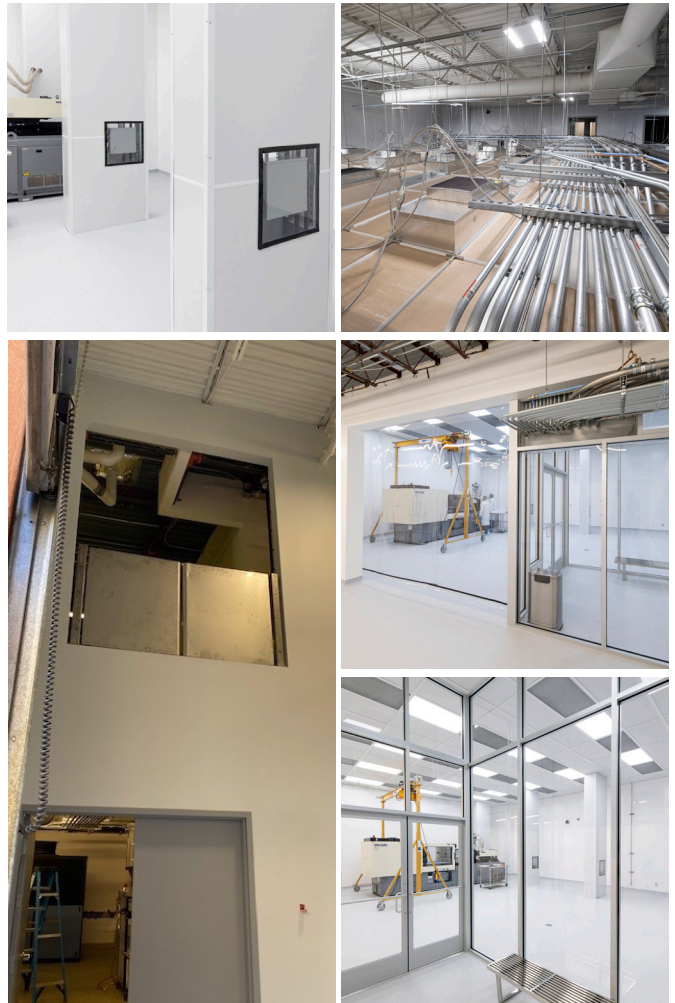
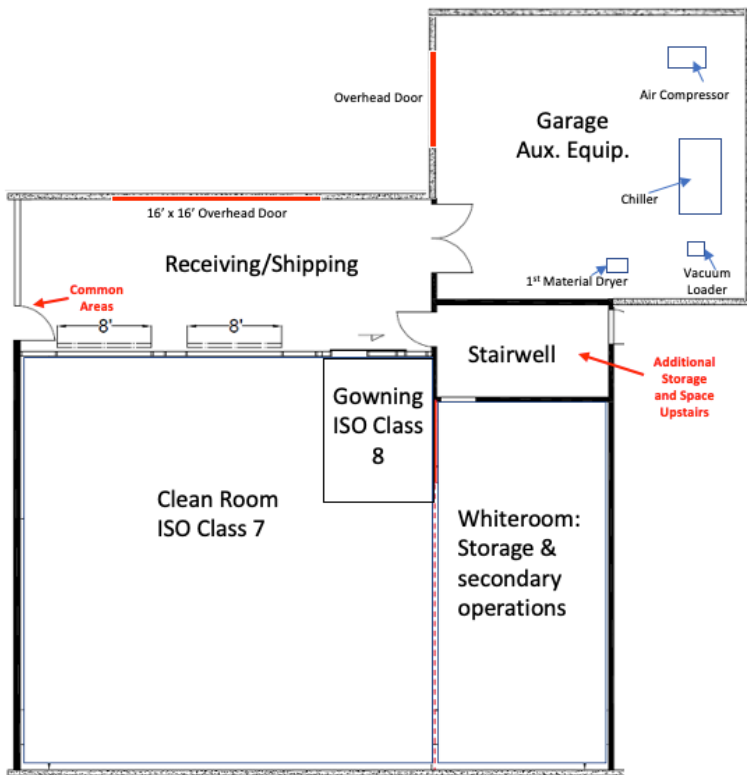
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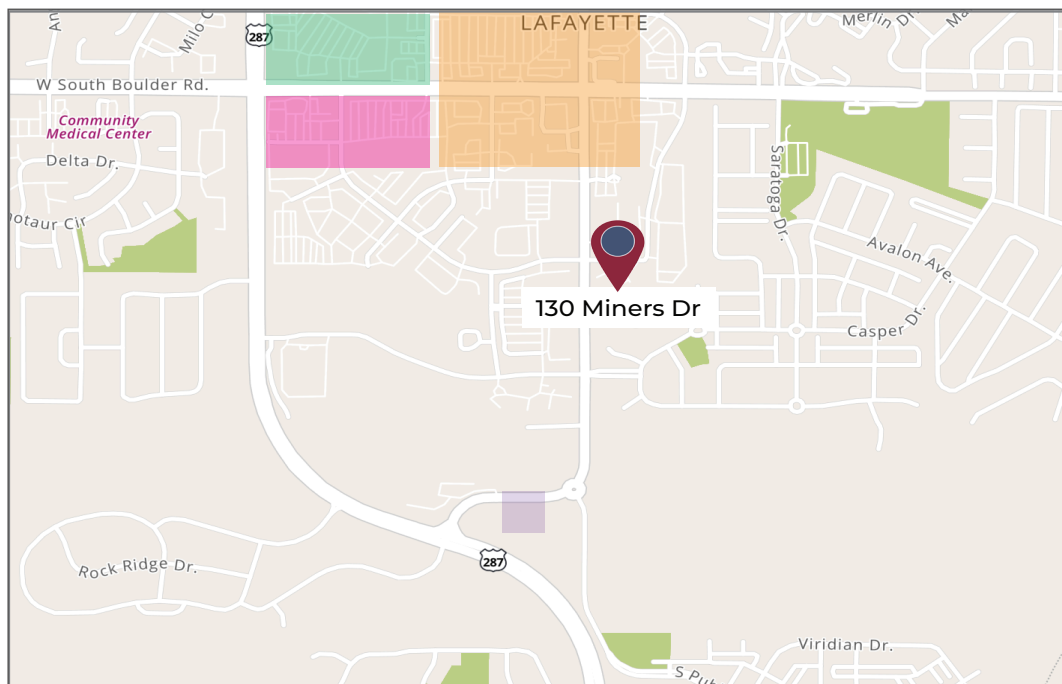
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PROPERTY FLOOR PLAN



PROPERTY LOCATION



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