

DELIVERY SPRING 2026



AVAILABLE SF: 1,000 - 16,000

PROPERTY FEATURES

- Class A Build-to-Suit Spaces
- Adjacent to Good Samaritan Medical Center Complex
- Near highly trafficked Highway 287 and Highway C-470
- Solar equipped, high efficiency building reducing OPEX
- Ample parking available for employees and visitors
- Projected occupancy starting Spring 2026

PROPERTY/AREA DETAILS

Prime, Class A office/medical spaces available for lease in desirable medical/professional office campus. This newly constructed modern office building will offer versatile floor plans, abundant natural light, and a prime location. The location ensures excellent demographics, easy access to major thoroughfares, synergy with a major hospital campus, and ample parking for clients and employees.

For more information, please contact:

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AREA DEMOGRAPHICS:



Population

1 Mile	917
3 Mile	2,190
5 Mile	6,255



Households

1 Mile	326
3 Mile	827
5 Mile	2,539



Average HH Income

1 Mile	\$193,897
3 Mile	\$180,060
5 Mile	\$151,529

For more information, please contact:



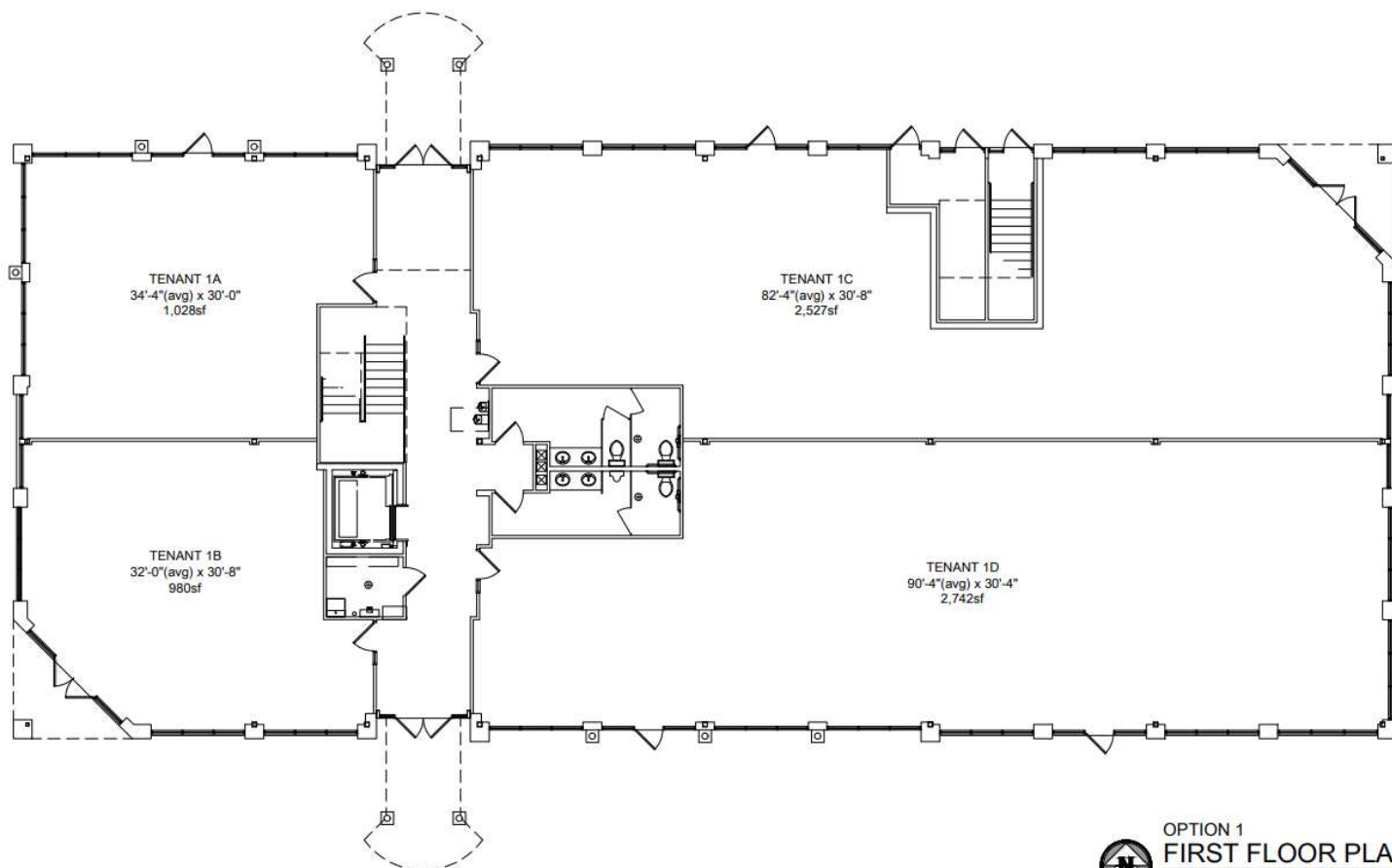
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LAFAYETTE MEDICAL OFFICE BUILDING



OPTION 1
FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"

POTENTIAL LAYOUT OPTION

For more information, please contact:



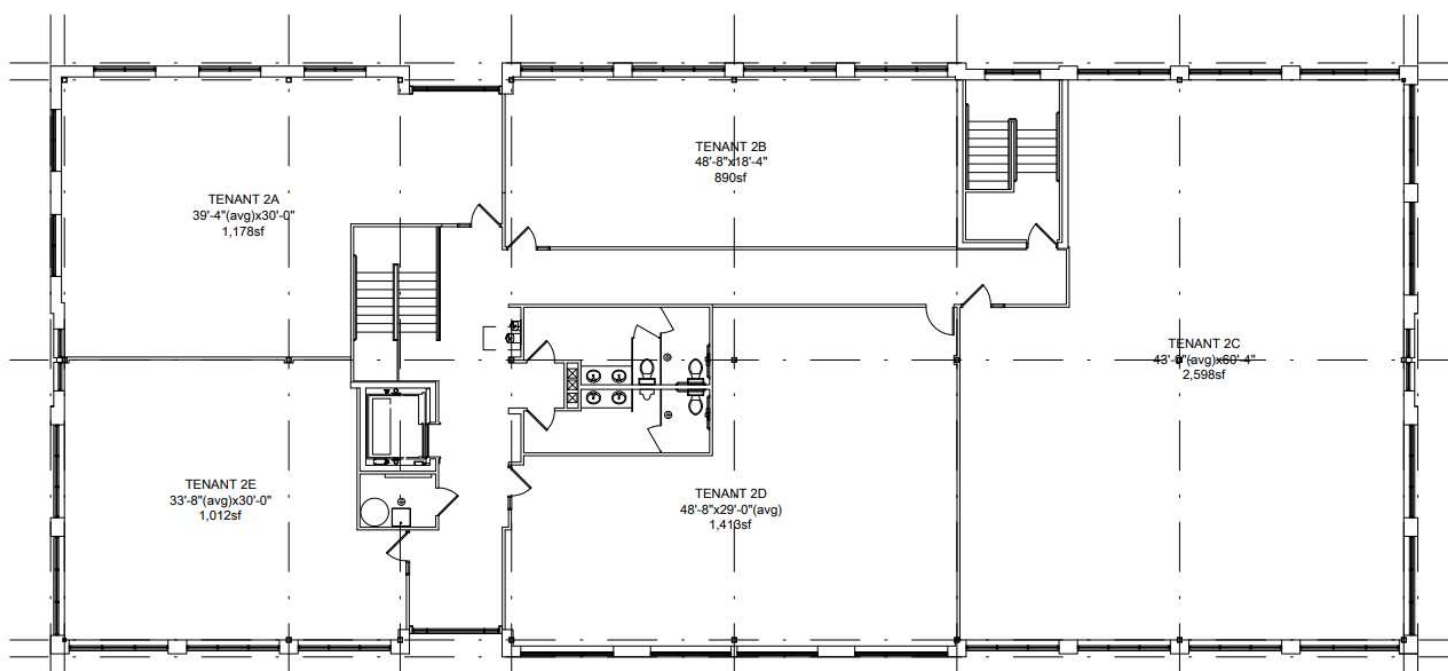
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LAFAYETTE MEDICAL OFFICE BUILDING

OPTION 2
SECOND FLOOR PLAN
SCALE: 3/32"=1'-0"
TRUE

POTENTIAL LAYOUT OPTION

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FOR LEASE: BUILT-TO-SUIT

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LAFAYETTE, CO 80026



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