











HUNTER BARTO Senior Vice President

303.945.2016

hbarto@deancallan.com

DRYDEN DUNSMORE **Senior Associate**

303.945.2019 dryden@deancallan.com

DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200 Boulder, Colorado 80303 303.449.1420 | www.deancallan.com

FULLY FURNISHED OFFICE SUBLEASE

1380 FOREST PARK CIRCLE LAFAYETTE, COLORADO 80026

First and second-floor secure office space available for sublease.

1380 Forest Park Circle is located ideally between Boulder and Metro Denver. You will be within walking distance of the YMCA, and multiple restaurants and cafes such as Brewing Market, Reelfish, Smash Burger, Viet Kitchen, Delicious Pho, Martinos, and Morning Glory. This is a great location for employees.

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

_		M	т.
_	_	IVI	
_			\sim

Term:

Available Space: 16,433 SF (Divisible to ~3,910 SF)

Lease Rate: \$17.00 / SF / NNN

Expenses: \$9.40 / SF + Utilities and Suite Janitorial (Est. 2023)

THRU 06/30/2029 (Shorter Term Available)

PROPERTY FEATURES

- Beautiful high-end Class A finish
- All suites include basement storage
- VAV boxes for multiple heating/ cooling zones
- Server rooms with separate HVAC and racks
- Internal LAN with CAT5E, wired w/ data cable
- Card-key security
- Heat-mirror glass; lounges and interior flagstone accents; 2-story atrium
- Perimeter offices, open space, balconies
- Large conference rooms; 9' ceilings
- Abundant parking 5:1,000 SF
- Basement storage available



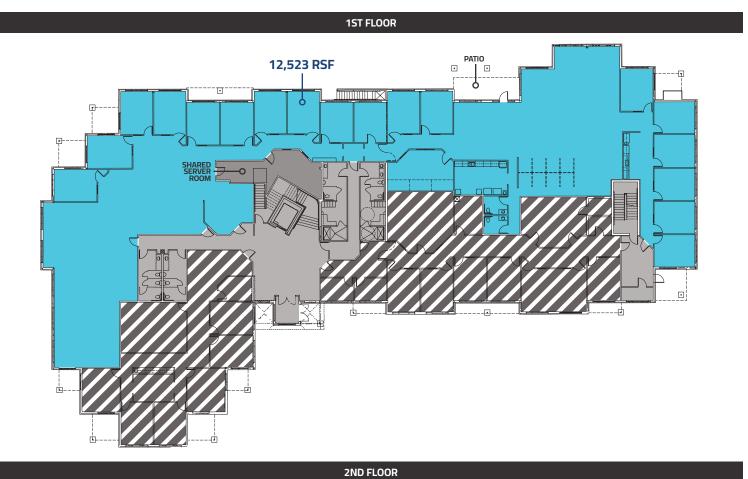


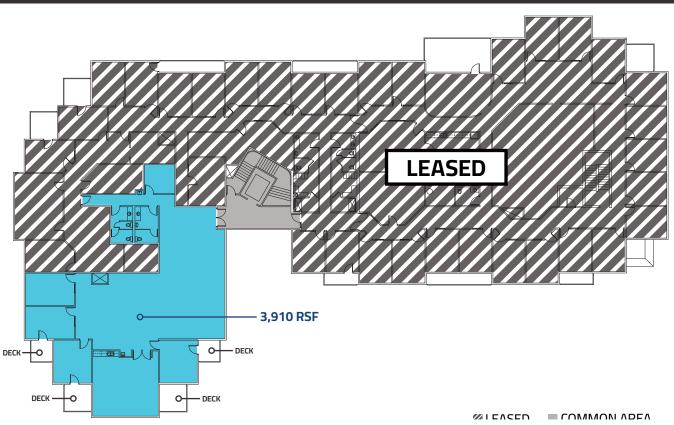






All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.





All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.













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



HUNTER BARTO

Senior Vice President

303.945.2016 hbarto@deancallan.com

DRYDEN DUNSMORE **Senior Associate**

303.945.2019

dryden@deancallan.com

DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200 Boulder, Colorado 80303 303.449.1420 | www.deancallan.com

DEMOCDAPHICS

DEMOGRAPHICS					
POPULATION					
2 MILE RADIUS 19,059	5 MILE RADIUS 90,896	10 MILE RADIUS 401,246			
EMPLOYEES					
2 MILE RADIUS 18,713	5 MILE RADIUS 35,146	10 MILE RADIUS 59,206			
HOUSEHOLDS					
2 MILE RADIUS 7,783	5 MILE RADIUS 36,725	10 MILE RADIUS 158,161			
HOUSEHOLD INCOME					
2 MILE RADIUS \$144,380	5 MILE RADIUS \$136,237	10 MILE RADIUS \$128,445			

All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.