



DEAN CALLAN

& COMPANY INC

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DEAN CALLAN & COMPANY, INC.

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OFFICE SPACE FOR LEASE

**2569 PARK LANE
LAFAYETTE, COLORADO 80026**

Spacious first-floor office space is available, with private offices, a conference room, a kitchenette, an open bullpen, and a private shower.

2569 Park Lane has been recently renovated with new interior finishes and offers tenants a quiet, retreat like setting with ample parking. Just 10 minutes from Boulder and 20 minutes to Downtown Denver. Multiple suites have exterior balconies and walk-out patios.

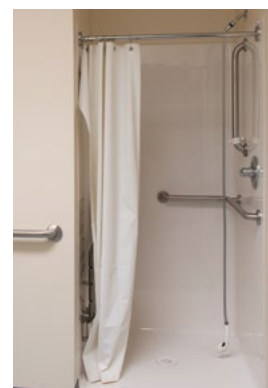
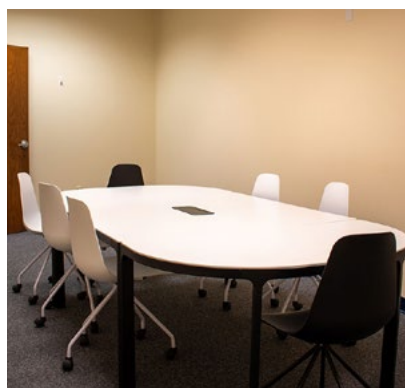
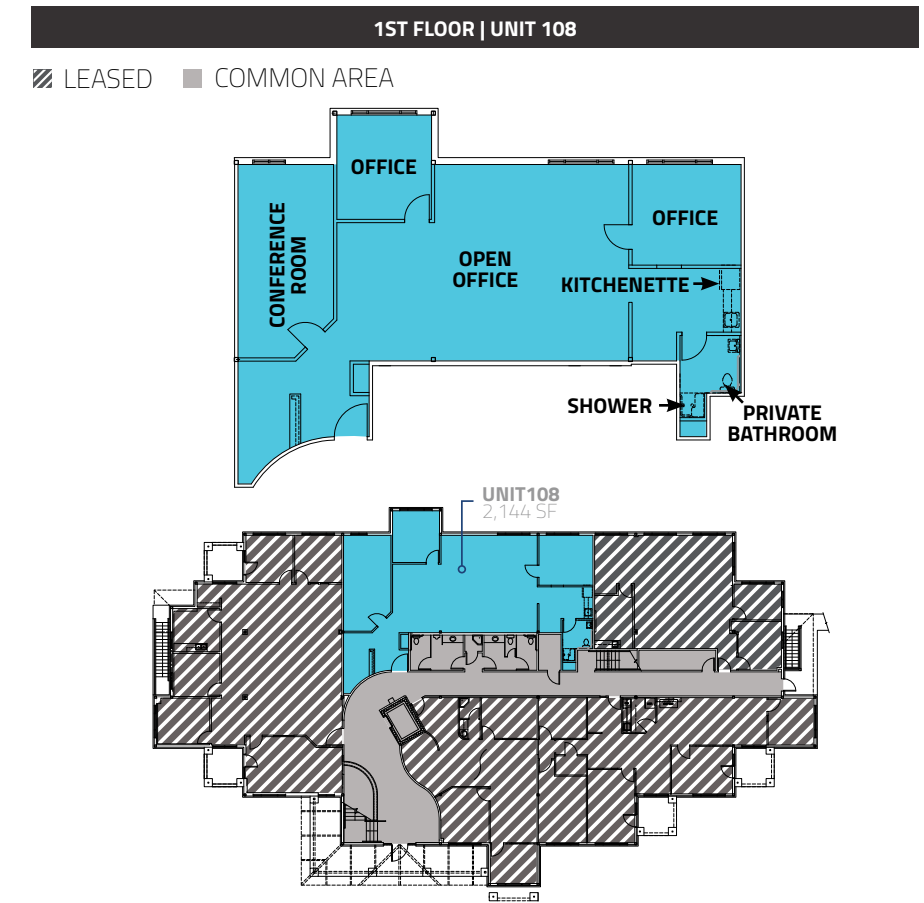
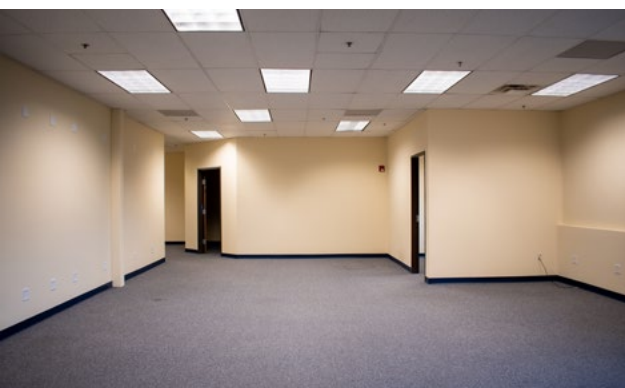
Call us for more information and to set up a tour.

TERMS

Suite 108:	2,144 SF
Lease Rate:	\$16.50 / SF / NNN
Expenses:	\$11.38/ RSF (EST. 2024) Includes Utilities and Common - Area Janitorial
Available:	Now

PROPERTY FEATURES

- Suite 108 is mostly open office space with 2 private offices, conference room, kitchenette, and a private bathroom with shower.
- Flexible terms
- Basement storage available
- Picnic area and bike storage on site
- Abundant parking
- Operable windows with views of Indian Peaks Golf Course
- Numerous retail, restaurant and recreational amenities in surrounding area, including YMCA of Northern Colorado, SmashBurger, Brewing Market, Struttin' Pup, and Morning Glory Cafe



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THE LAFAYETTE, CO | AREA MARKET

Lafayette, Colorado is located on the eastern edge of Boulder County, just northwest of Denver, combining a small-town atmosphere with the convenience of easy access to a major metropolitan area. Lafayette's location, accessibility, and high quality of life combine to make the City a desirable location for residential, commercial, and light-industrial development. It is the high density home to small and large businesses, commercial enterprises, small industrial and manufacturing firms as well as researchers and developers of new technologies for military, biomedical and health applications.

The Lafayette Corporate Campus is a 119 acre Office/R&D Park where Ball Aerospace, Good Samaritan Medical Center, Exempla/Kaiser Medical Center and Dharmicon call home.

The Lafayette Tech Center is a 59 acre Office and Industrial site and is home to companies including: Sporian Microsystems, Boulder Nonlinear Systems, Buffalo Supply, Lafuma Corporation, Colorado Cyberknife, Xtreme Altitude Gymnastics, The Peaks @ Old Laramie Trail, Art Underground, Coal Creek Oral Surgery and Clinica Hospital.

2569 Park Lane draws not only from Lafayette but also Louisville, Superior and Boulder.
Average Daily Traffic counts in the area:

- 40,000 Vehicles per day at Hwy 287 & W S Boulder Road – per CDOT
- 16,024 Vehicles per day on W S Boulder Road at Coal Creek – per CoStar

Lafayette, CO Fast Facts – 5 Mi Radius:

- Population 130,034 and 50,421 Households
- Retail expenditures by Household total over \$36,000 annually
- Average Household Income of \$125,570
- 60.21% of adults have at least a Bachelor's Degree





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