



**BEAU GAMBLE**

**President**

303.945.2028

beaugamble@deancallan.com

**KEVIN NELSON**

**Managing Broker**

720.464.3950

knelson@deancallan.com

**DEAN CALLAN & COMPANY, INC.**

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | [www.deancallan.com](http://www.deancallan.com)

## CLASS A INDUSTRIAL/FLEX BUILDING FOR SUBLEASE

1460 OVERLOOK DRIVE  
LAFAYETTE, COLORADO 80026

Seize this unique opportunity to sublease a Class A Flex facility in Lafayette, CO (Boulder County). Built in 2007, the facility boasts a high bay warehouse, 15 grade-level doors (12'x14'), and a generous 22' clear height, catering to diverse operational needs. With 2,500 Amps, 480 volts, and 3-phase electricity, it ensures robust energy supply. The office space is meticulously designed, featuring a captivating showroom/lobby with panoramic mountain views, lofty open ceilings, and expansive open areas. Offering multiple conference/training rooms, private offices, spacious breakrooms, and a locker room with private showers, it's designed for comfort and productivity. Strategically located near dining options and amenities, with easy access to E-470 and Hwy 287.

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



## TERMS

Available Space:	56,185 SF (Divisible to 10,000)
Lease Rate:	\$12.25 - \$14.50 / SF / NNN
Expenses:	\$6.00 / SF (Est. 2024)
Parking Ratio:	1.35:1,000 SF

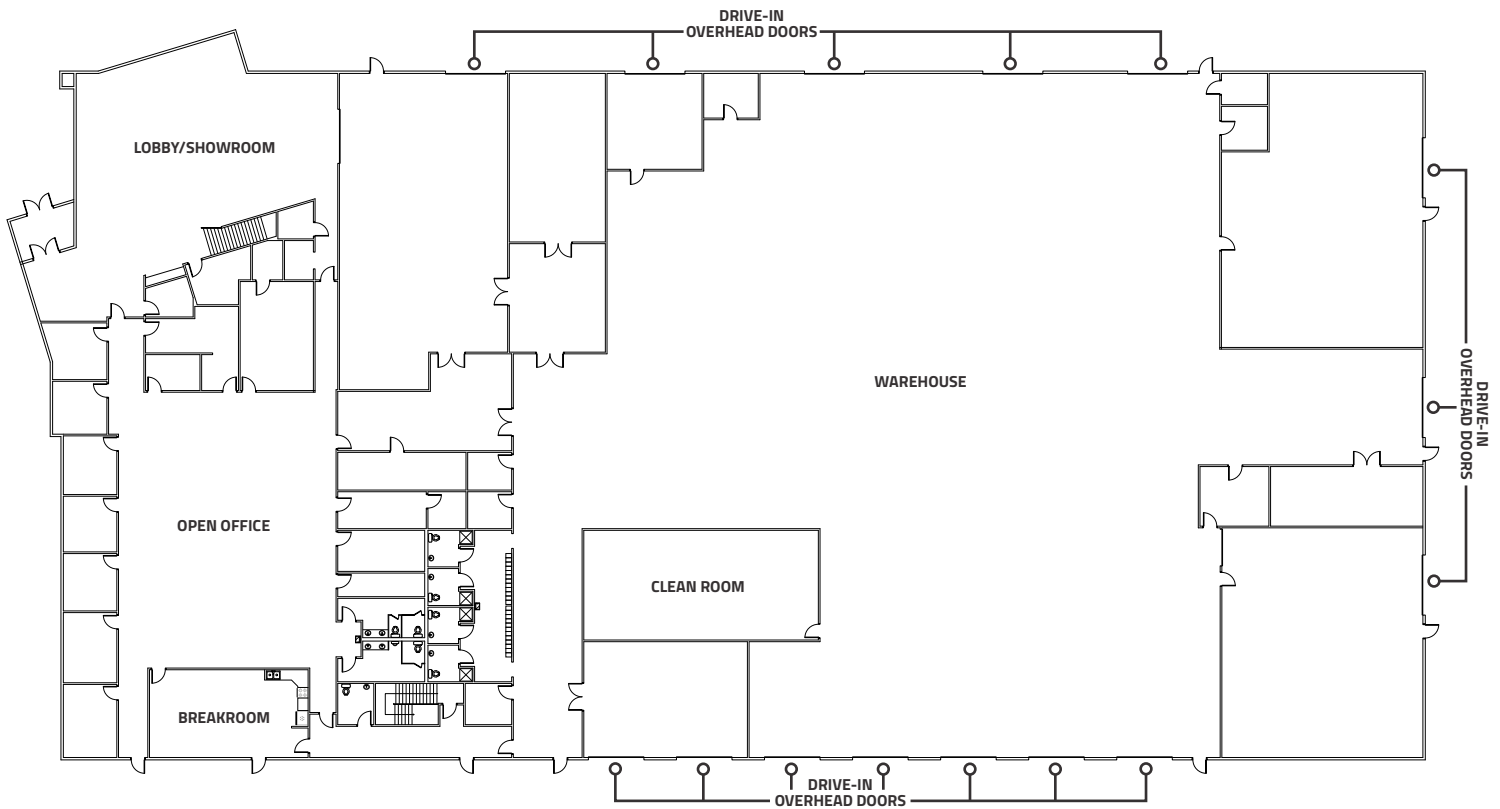
## PROPERTY FEATURES

- Class A Flex facility for sublease
- Built in 2007
- 2,500 Amps, 480 Volt, 3 Phase electricity
- Fifteen 12' x 14' grade-level doors
- Clear height of 22 feet
- Spacious interior
- Paint booth station
- Dust evacuation system
- Radiant heat for comfort and efficiency
- Full up machine shop
- A 1,100 SF ISO-7 rated cleanroom
- Electronics assembly area
- Thermal/TVAC chambers
- Locker room with private showers
- Recently painted exterior
- Breathtaking mountain views
- Near restaurants and amenities
- Easy access to E-470 & Hwy 287

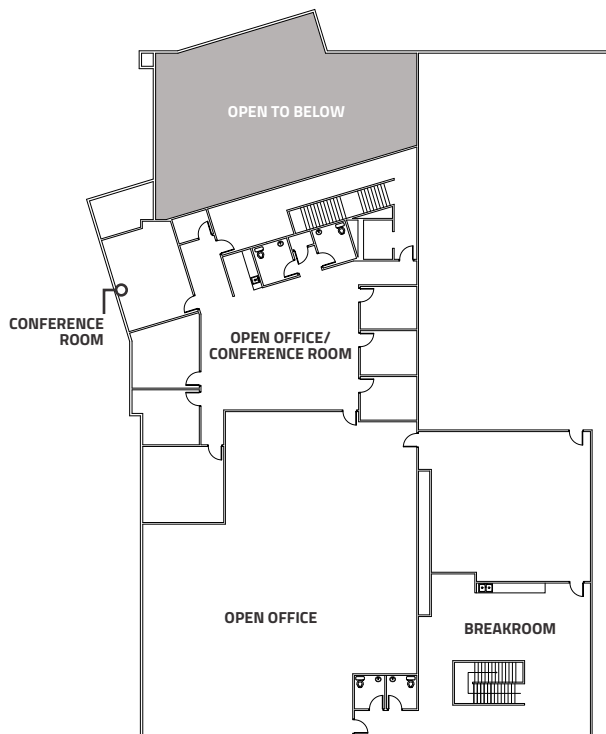


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## 1ST FLOOR - FLOOR PLAN



## 2ND FLOOR - FLOOR PLAN

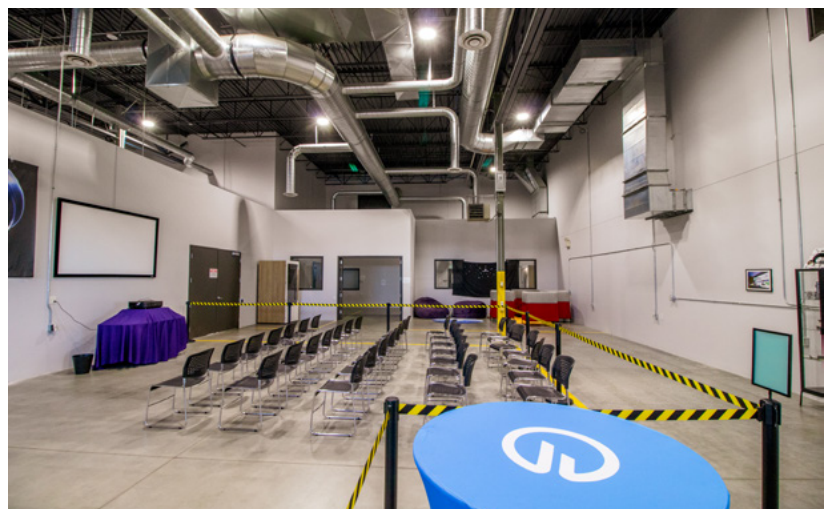






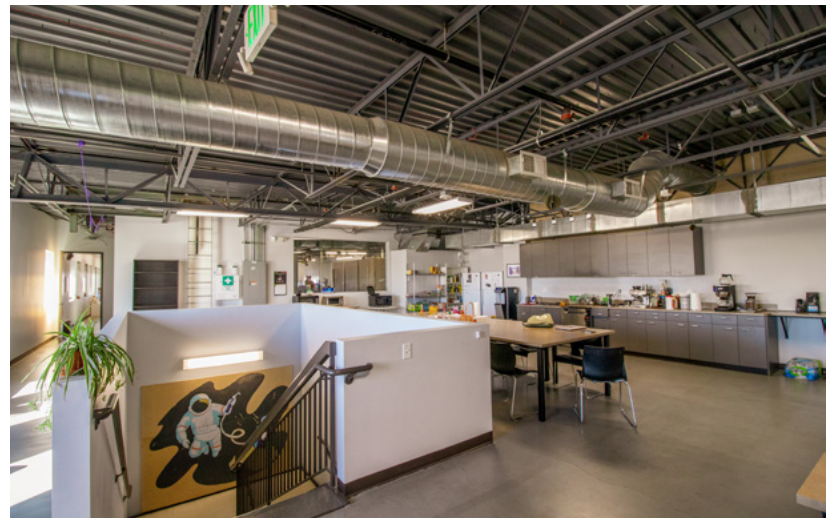
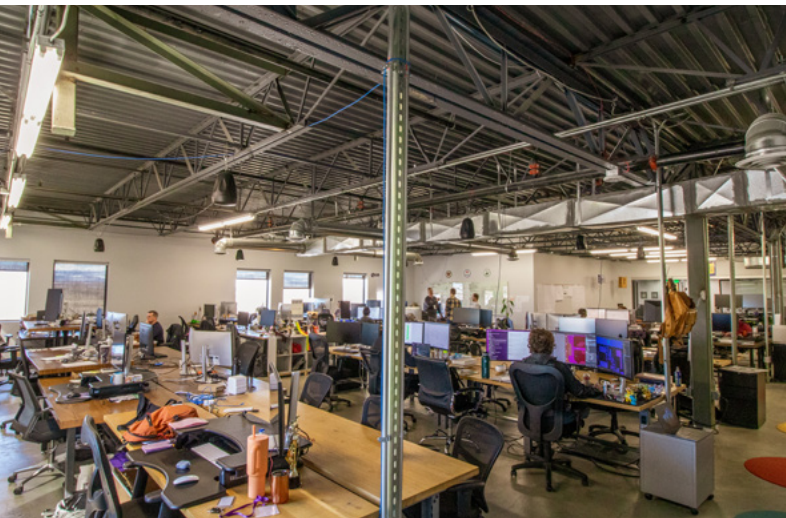
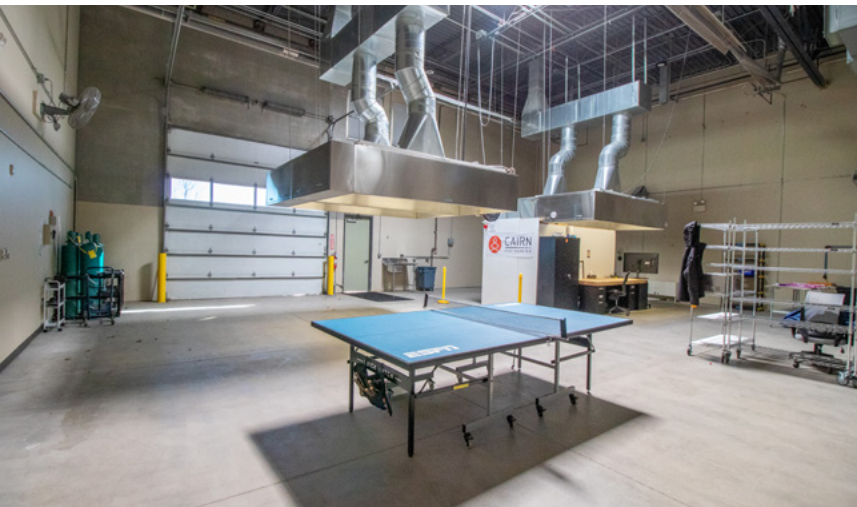
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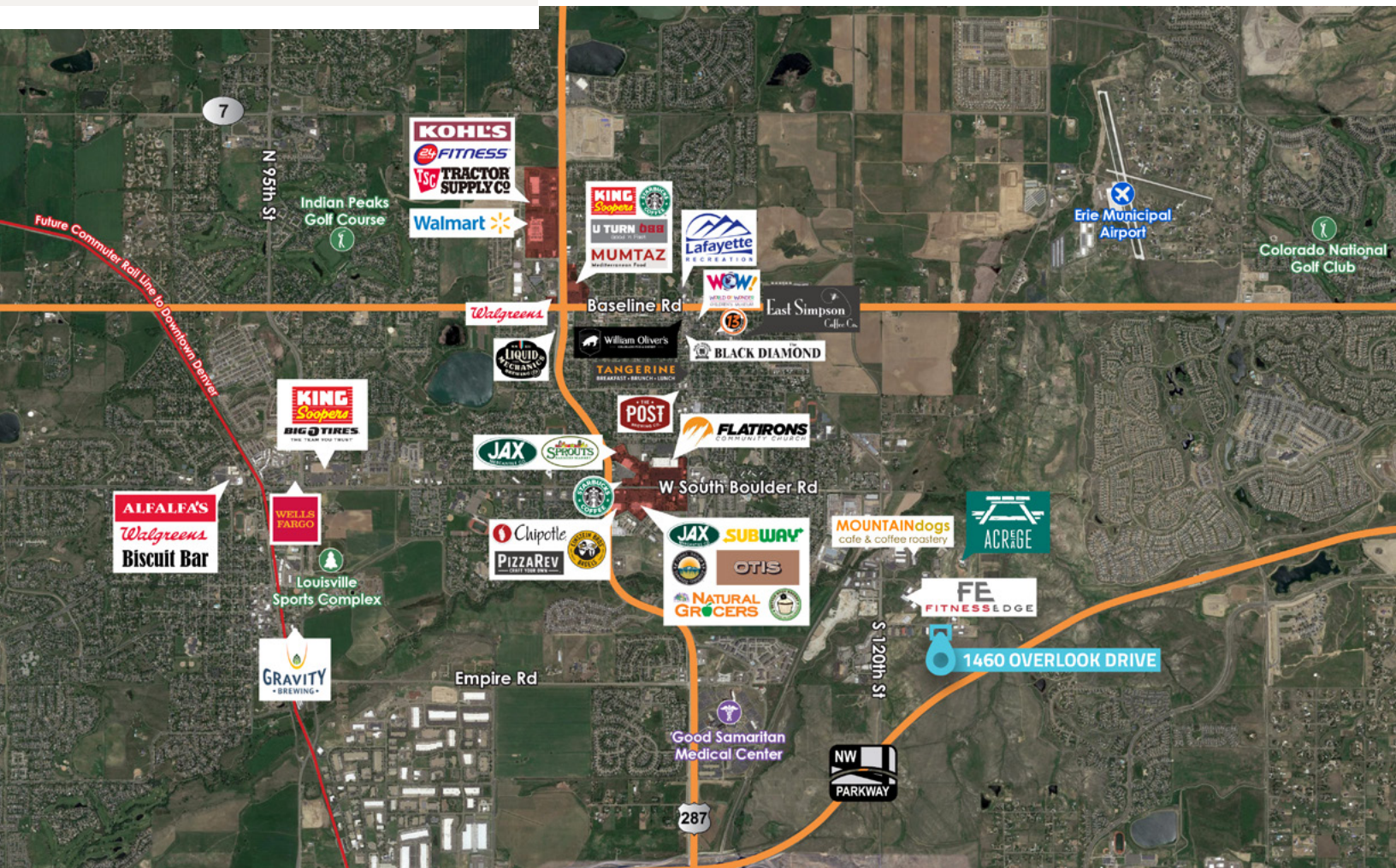


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CLASS A FLEX  
FACILITY FOR SUBLEASE

follow us     



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