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# OFFICE/FLEX SPACE FOR LEASE

**450 COURTNEY WAY  
LAFAYETTE, COLORADO 80026**

Welcome to 450 Courtney Way, a dynamic office/flex environment for your business. Suite 107 offers large open workspaces, training facilities, offices, a conference room, and in-suite restrooms with a shower facility. The design is flexible, allowing for the potential integration of a grade-level overhead door to meet your operational needs.

[Call us for more information and to set up a tour.](#)

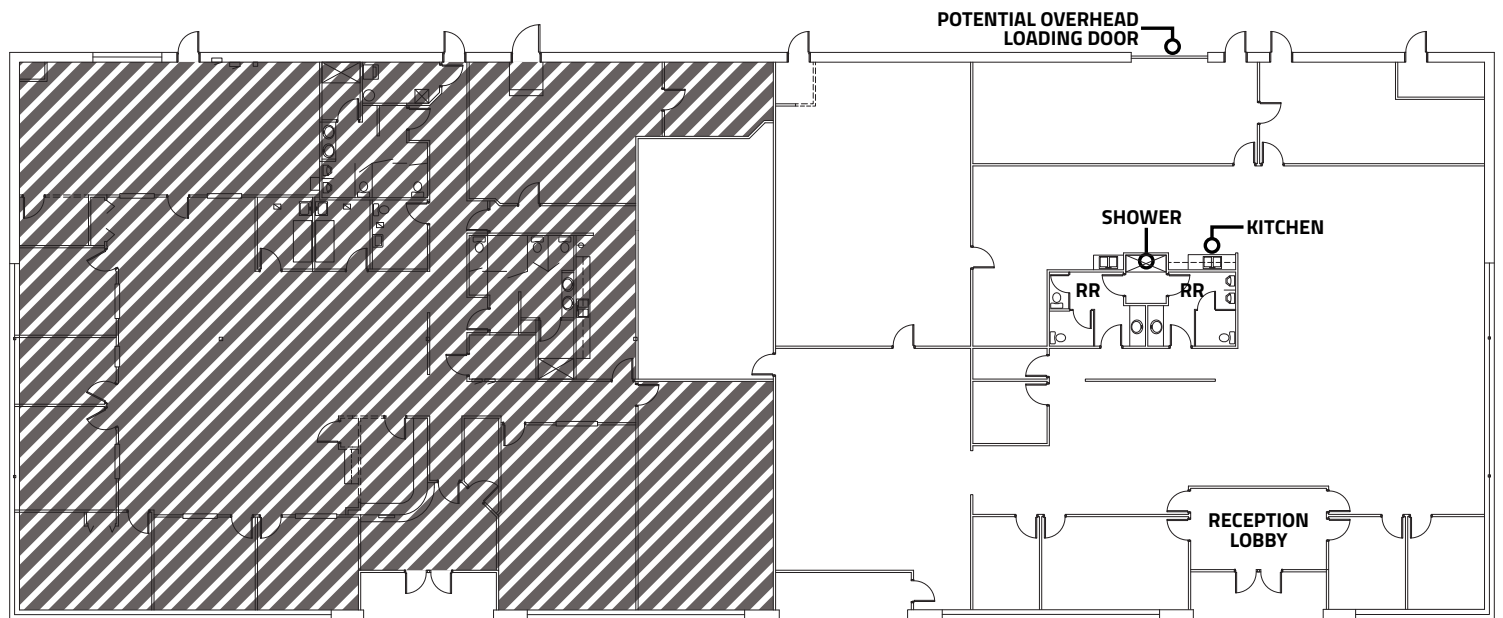
## TERMS

Suite 107:	8,482 SF
Lease Rate:	\$16.00 NNN
Expenses:	\$13.11 / SF (Est. 2025)

## PROPERTY FEATURES

- **Office Suite Composition:** The suite offers large open workspaces, training facilities, and a conference room. It is further enhanced by restrooms complete with a shower facility. The design allows for the potential integration of a grade-level overhead door to suit operational needs
- **Ceiling Specifications:** The office space boasts a 9-foot finished suspended ceiling, with a 16-foot clear height above the ceiling grid, providing a sense of openness and ample room for vertical storage or equipment
- **Branding Opportunity:** Building signage options are available, offering valuable brand visibility for your business.
- **Prime Location:** Situated in the vibrant core of Lafayette, the location provides convenient access to a variety of dining options, coffee shops, and retail outlets, all within a short walking distance
- Utilities are prorated and charged to tenants
- Overhead door and warehouse space can be accommodated

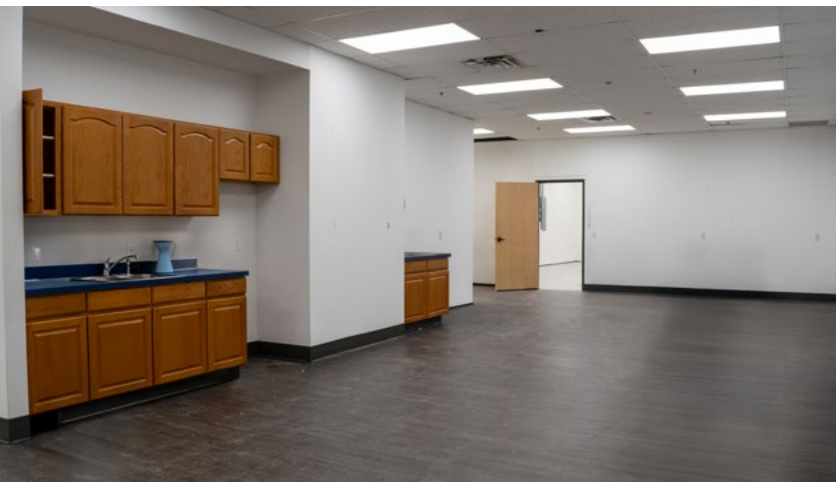
### FLOOR PLAN







POTENTIAL OVERHEAD LOADING DOOR







## 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.

### Lafayette, CO Fast Facts:

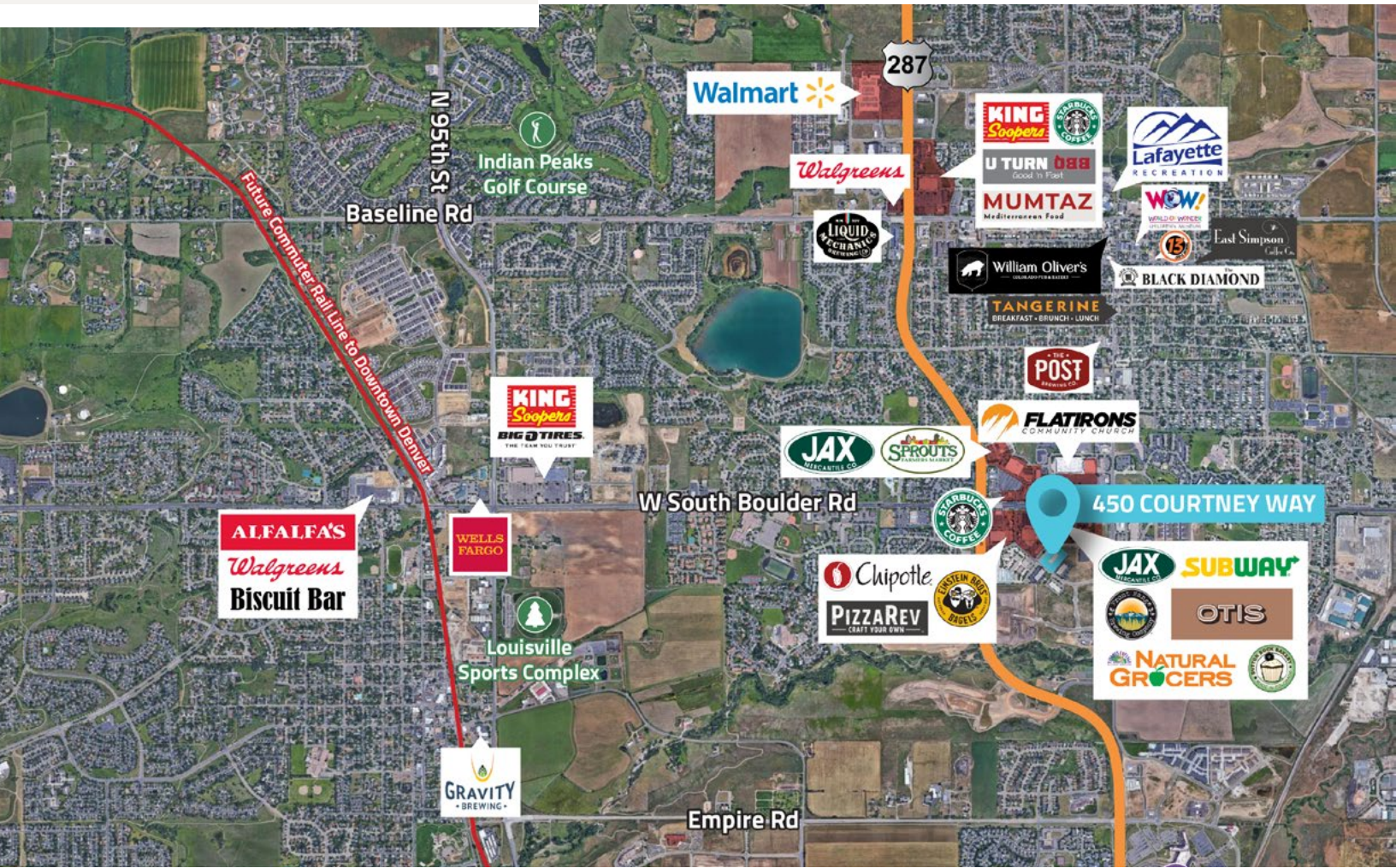
- Population 30,699 and 12,707 Households\*
- Average Household Income of \$105,819\*
- 63.1% of adults have at least a Bachelor's Degree\*

*\* United States Census Bureau / census.gov*



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.





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