

1140

W SOUTH BOULDER RD

LAFAYETTE, CO 80026

FOR SALE

OWNER-USER OFFICE / MEDICAL

\$5,181,475 • \$325 / SF • 15,943 SF

SCOTT L. FISCHER

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QUICK FACTS

SALE PRICE	\$5,181,475
PRICE / SF	\$325
PROPERTY TYPE	Office / Medical
TENANCY	Multi-tenant
BUILDING SIZE	15,943 SF RBA
OWNER-USER SPACE	8,099 SF · Mar 2027
INCOME SPACE	±7,844 SF
SITE SIZE	±1.26 AC
STORIES	2
YEAR BUILT	2002
ZONING · COUNTY	B1 · Boulder
PARKING	60 spaces (3.76/1,000 SF)
PARCEL	1575102-65-001

DEMOGRAPHICS

	CITY OF LAFAYETTE	ZIP 80026
Population	30,602	32,701
Households	12,628	13,524
Median HH Income	\$119,040	\$120,187
Avg HH Income	\$151,939	\$157,962

Source: U.S. Census Bureau, ACS 2024 5-year estimates.



1140 W SOUTH BOULDER RD — TWO-STORY BRICK MEDICAL OFFICE WITH 60 SURFACE SPACES

BUILDING OVERVIEW

1140 W South Boulder Road is a 15,943 SF, two-story brick medical office building on about 1.26 acres in Lafayette, offered for sale at \$325/SF (\$5,181,475). Suites 102 and 201 open up in March 2027. That lets an owner-user move into 8,099 SF of ready medical space — about half the building — while the remaining suites, about 7,844 SF, bring in rent to help cover the cost of owning it.

Both open suites are second-generation medical spaces, one dental and one dermatology. Exam rooms, plumbing, private restrooms and labs are already in place, so an owner-user can move in without starting a medical build-out from scratch.

The building sits on West South Boulder Road a few blocks west of US Highway 287, with 60 surface parking spaces and easy reach to Boulder, Louisville and Broomfield.

HIGHLIGHTS

- Occupy ±8,099 SF, lease the remaining ±7,844 SF
- Two 2nd-gen medical suites — dental & dermatology
- Exam rooms with sinks, labs, private restrooms
- Established medical location on S Boulder Rd
- Brick two-story medical office, built 2002
- ±1.26-acre site, 60 spaces (3.76/1,000 SF)
- B1 zoning · Boulder County
- Near US-287 · ±12 mi Boulder · ±22 mi Denver

SUITE	FLOOR	SF	BUILD-OUT	AVAILABLE	LEASE RATE / SF	EST. NNN	CONDO OPTION
Suite 102	1st	3,915	2nd-gen dental / medical	March 2027	\$14.50 – \$16.50	\$20.04	\$1,370,250
Suite 201	2nd	4,184	2nd-gen dermatology / medical	March 2027	\$14.50 – \$16.50	\$20.04	\$1,464,400
Total		8,099	About half the building				

Lease rate and est. NNN (2026) shown per SF / year, triple net. Condo option: either suite may be purchased individually at \$350/SF.

LEASING 8,099 SF WOULD COST

\$279,700 – \$295,900 / YR

Base rent + est. NNN at the asking lease rates

EQUAL TO

\$23,300 – \$24,700 / MO

Rent an owner-user no longer pays

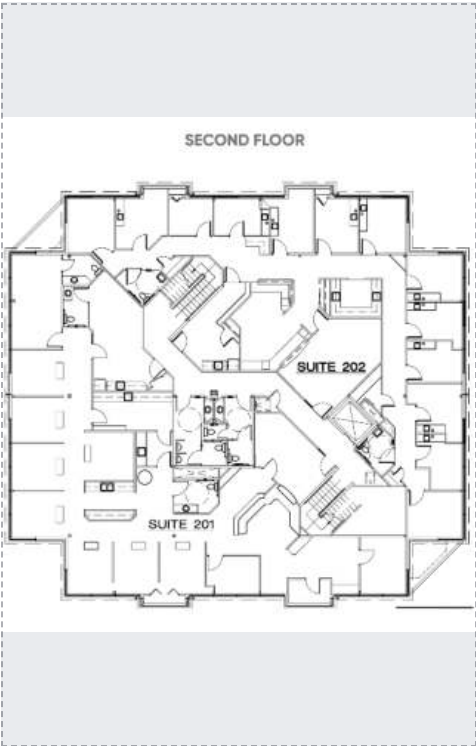
PLUS INCOME SPACE

±7,844 SF

Remaining suites lease to other tenants



FLOOR PLAN — MAIN FLOOR · SUITE 102



FLOOR PLAN — SECOND FLOOR · SUITE 201



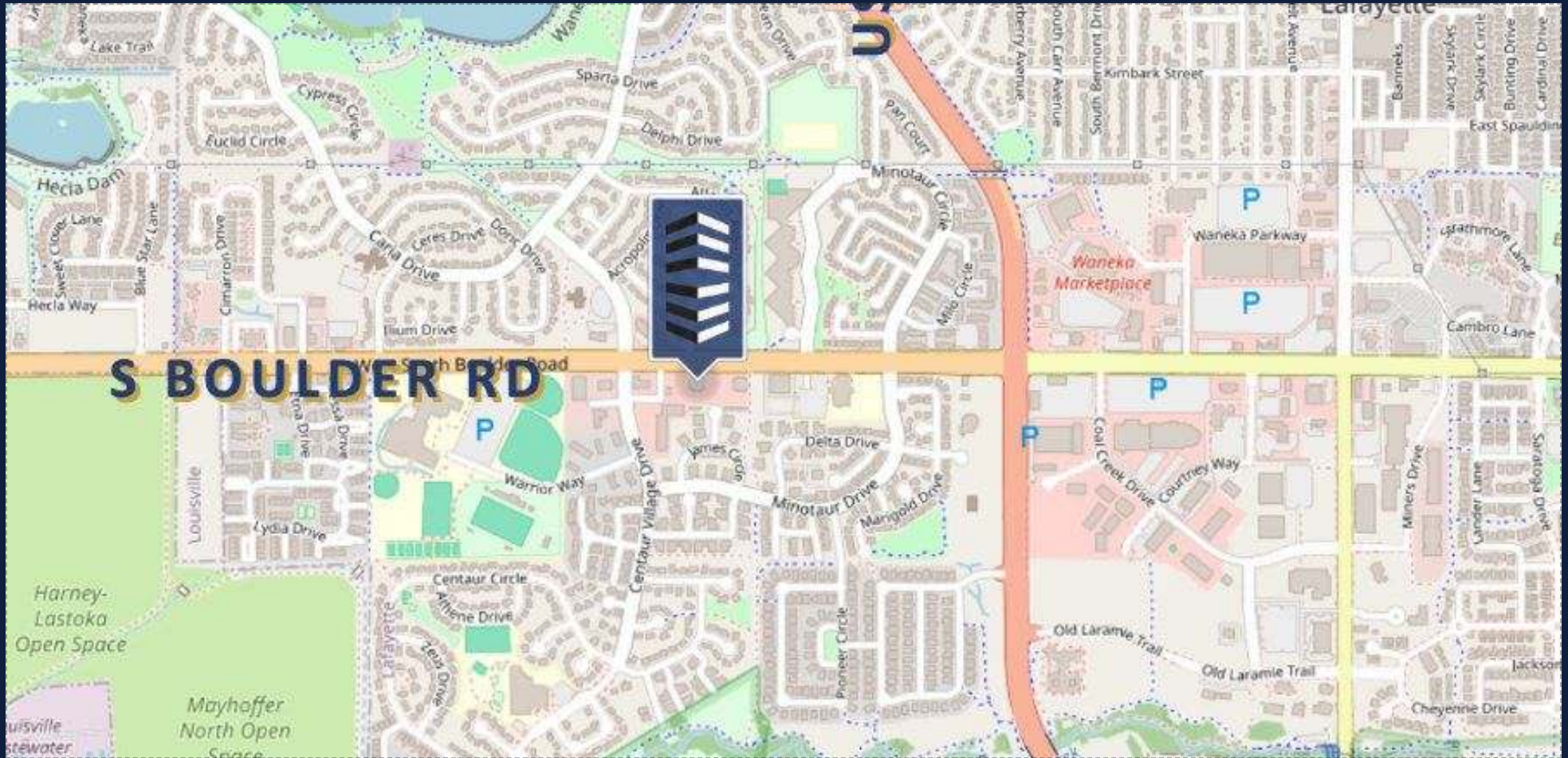
EAST ELEVATION & GROUNDS



MAIN ENTRY

LOCATION

1140 W SOUTH BOULDER RD · LAFAYETTE, CO 80026



W SOUTH BOULDER RD, WEST OF US-287 · LAFAYETTE, COLORADO

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