



QUICK FACTS

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

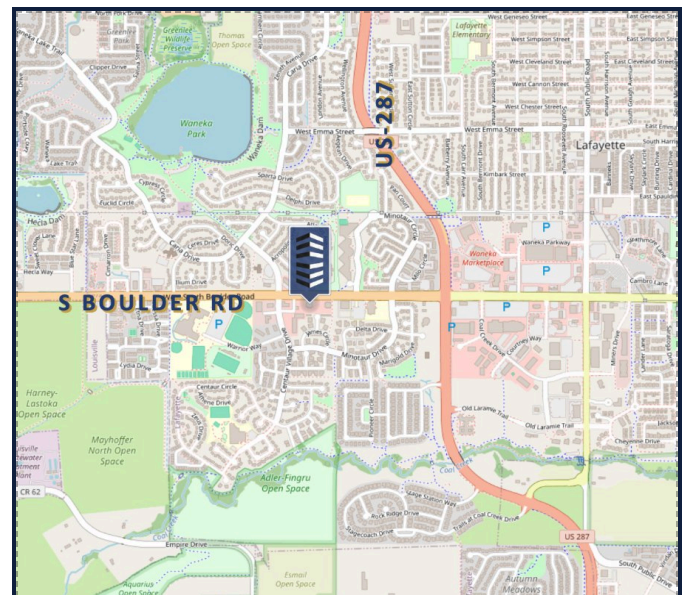
PROPERTY OVERVIEW

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, which 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, with exam rooms, plumbing, private restrooms and labs already in place. The building sits a few blocks west of US Highway 287, with 60 surface parking spaces and easy reach to Boulder, Louisville and Broomfield.

INVESTMENT HIGHLIGHTS

- **Owner-User Opportunity** — occupy about half the building, lease the rest.
- **Two Second-Generation Medical Suites** — dental and dermatology, ready to use.
- **Exam Rooms with Sinks** — labs and private restrooms already built.
- **Brick Medical Office Building** — built 2002, two stories.
- **1.26-Acre Site, 60 Surface Spaces** — 3.76 per 1,000 SF.
- **Established Medical Location** — on W South Boulder Rd, a few blocks west of US-287.
- **±12 Miles to Boulder** — and ±22 miles to Downtown Denver.



LOCATION — W SOUTH BOULDER RD WEST OF US-287, LAFAYETTE

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