



QUICK FACTS

AVAILABLE SF

3,915 – 4,184 SF

TWO SUITES · MARCH 2027

LEASE RATE

\$14.50 – \$16.50

EST. 2026 NNN \$20.04/SF

LEASE TYPE	NNN
USE	Office / Medical
TENANCY	Multi-tenant
CITY / COUNTY	Lafayette · Boulder
YR BUILT	2002
BLDG SF	15,943 SF RBA
STORIES	2
ZONING	B1
PARKING	60 spaces (3.76/1,000)
CONDO OPTION	\$350/SF

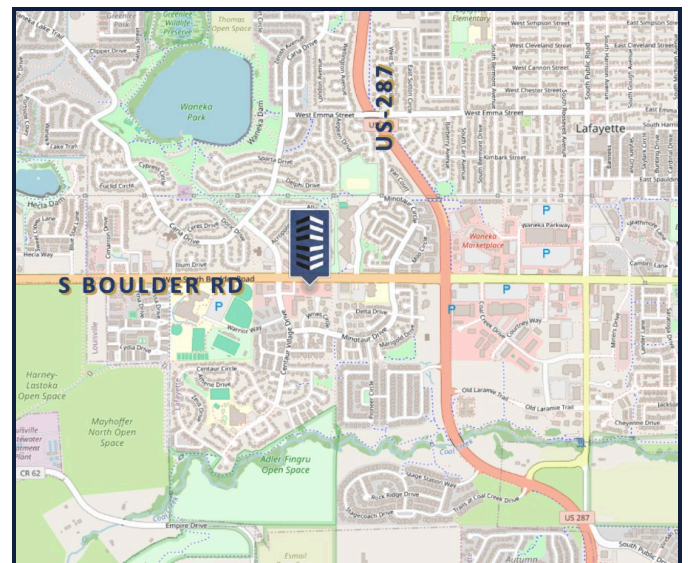
PROPERTY OVERVIEW

Two second-generation medical suites open up in March 2027 at 1140 W South Boulder Road in Lafayette. Suite 102 (3,915 SF, first floor) is built out as a dental office, and Suite 201 (4,184 SF, second floor) is built out as a dermatology office. Both suites already have exam rooms with sinks, a private restroom and lab space, so a new medical tenant can move in with much less construction time and cost.

The building is a two-story, 15,943 SF brick professional office and medical building on West South Boulder Road, a few blocks west of US Highway 287. It has 60 surface parking spaces and quick access to Boulder, Louisville, Broomfield and the Northwest Parkway. The owner will also consider selling either suite as a medical office condo at \$350/SF — Suite 102 at \$1,370,250 or Suite 201 at \$1,464,400.

PROPERTY HIGHLIGHTS

- **Two Second-Generation Medical Suites** — open March 2027.
- **Suite 102 — 3,915 SF** — first-floor, built-out dental office.
- **Suite 201 — 4,184 SF** — second-floor, built-out dermatology office.
- **Exam Rooms with Sinks** — plus lab space and a private restroom in each suite.
- **Combine for 8,099 SF** — of medical space in one building.
- **60 Surface Spaces (3.76/1,000)** — a few blocks west of US-287; ±12 mi to Downtown Boulder, ±22 mi to Downtown Denver.
- **Condo Option at \$350/SF** — buy either suite instead of leasing.



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

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