

CLASS A Medical Office for Lease

140 Old Laramie Trail | Lafayette, CO 80026



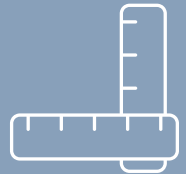
Space Available 11,021 SF

Lease Rate \$25.00-26.00/SF NNN

Negotiable Tenant Improvement Allowance and Rent Abatement Structure

- Appealing, state-of-the-art architecture
- Located in a purely medical campus
- Outstanding Location Near Good Samaritan Medical Center, Avista Adventist Hospital, St. Anthony North Health Campus, Children's Hospital Colorado North Campus, and Longmont United
- Good Samaritan Hospital: 63 Acre campus, 183 Staffed Beds, 14K+ Discharged Patients Annually, \$1.5B+ in patient revenue
- Easy Access to Major Commuter Arteries: US 36, I-25, HWY 287, E-470

Building Size
11,021 SF



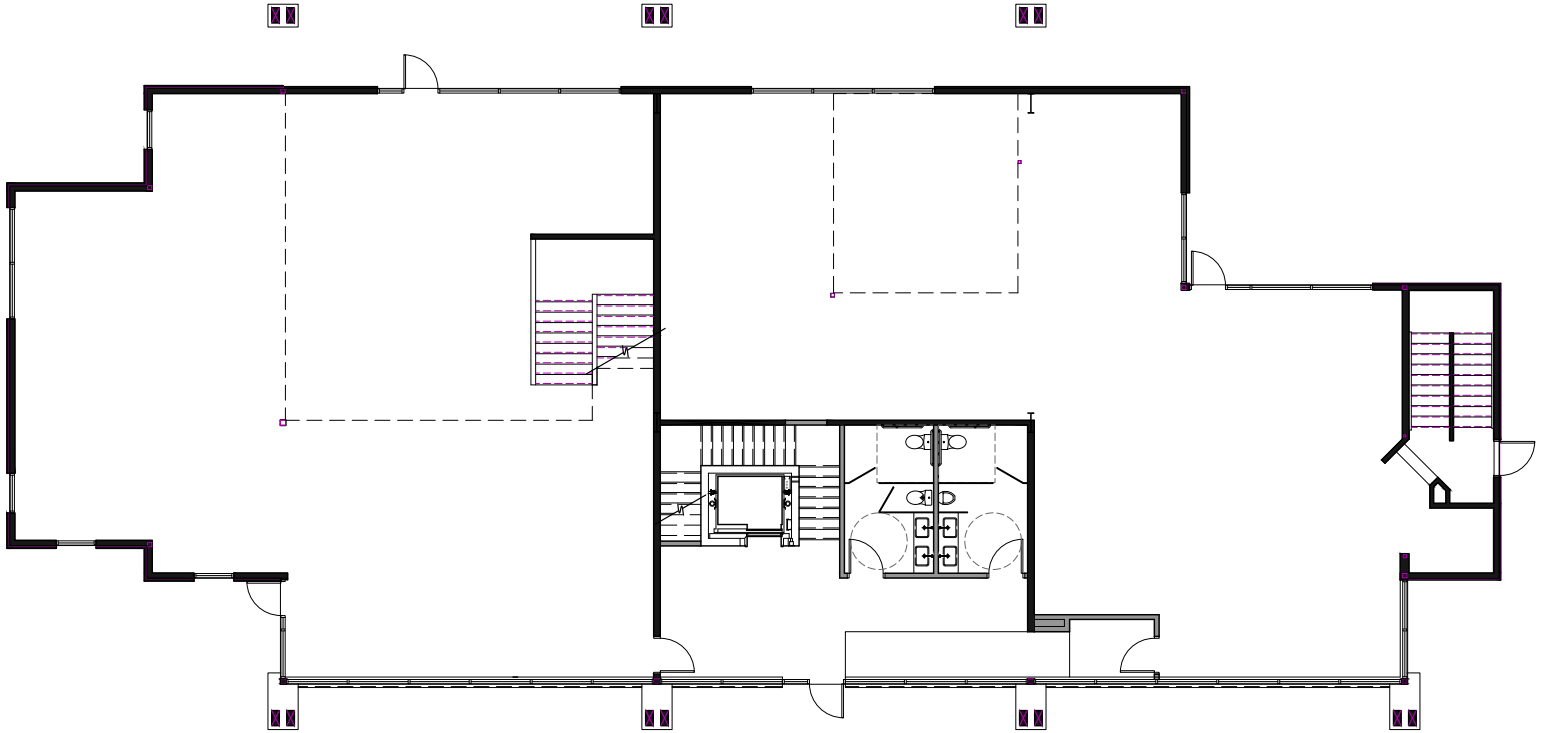
Lease Rate
\$25.00-26.00/SF
NNN



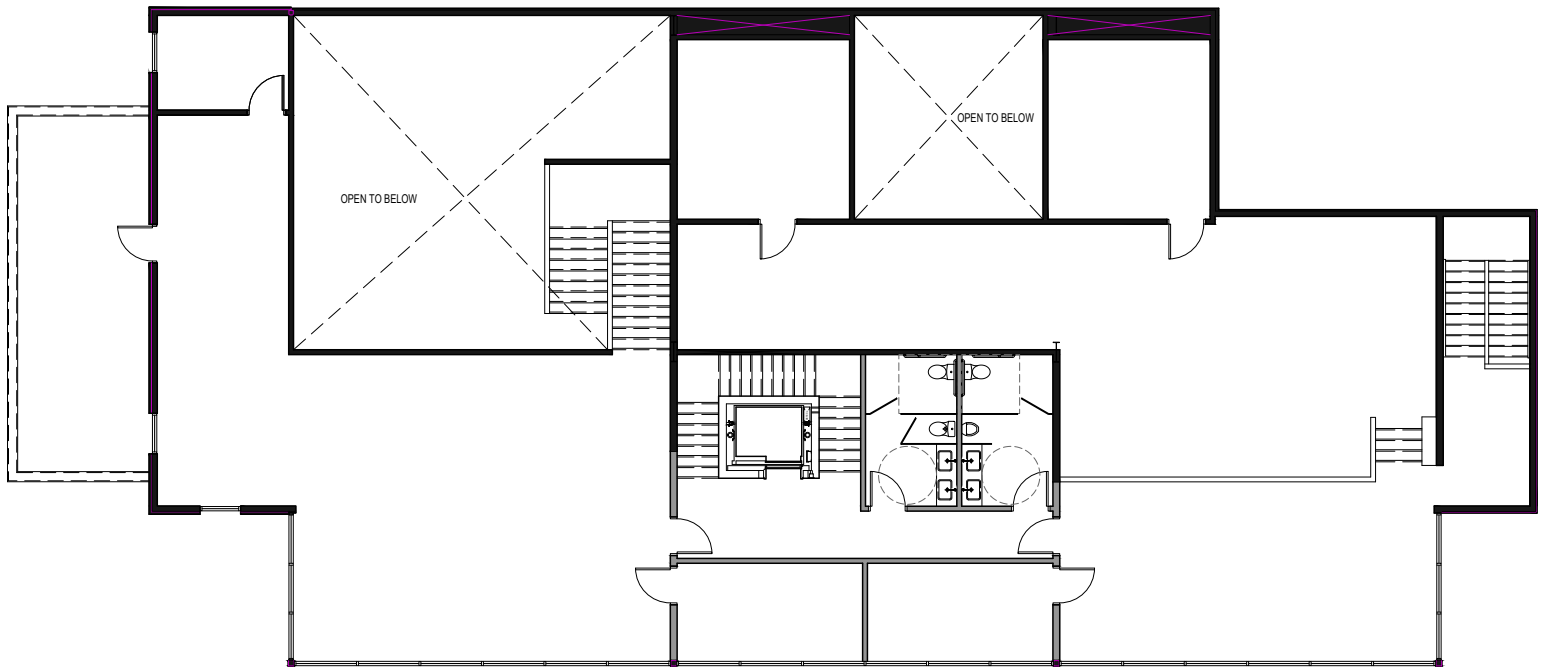
Jordan Burgess
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First Floor Finish Plan



Second Floor Finish Plan



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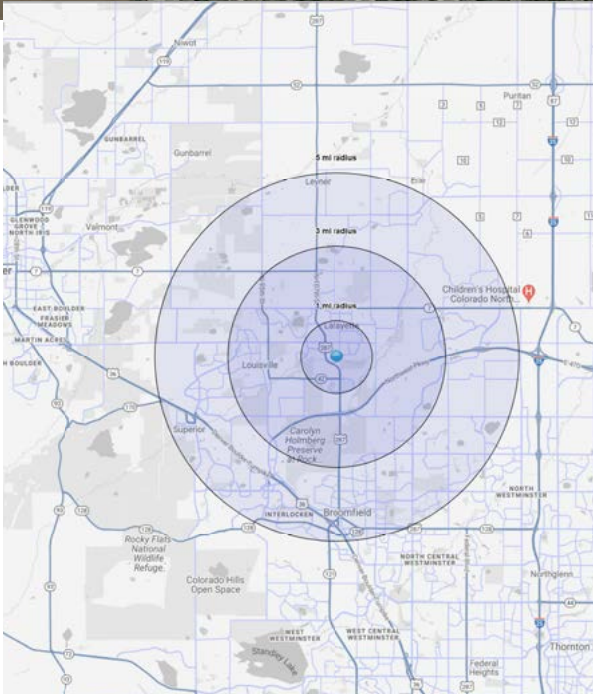
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	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Projection	12,699	55,729	152,189
2020 Estimate	12,087	52,682	143,424
Growth 2020-2025	1.0%	1.2%	1.2%
Growth 2010-2020	2.9%	2.9%	1.9%
Average Household Size	2.6	2.4	2.5
Median Age	36.7	41.4	39.2
Average Household Income	\$85,565	\$118,798	\$129,742
Median Home Value	\$353,657	\$493,778	\$481,610
EMPLOYMENT			
Businesses	1,056	2,666	6,745
Employees	7,016	20,996	66,836

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