



Black Diamond Plaza

489 US-287, Lafayette, CO

Medical/Office Suites for Lease Along Highway 287 - **Leasing Incentive!**

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Property Info & Gallery

View Map

US Hwy 287 & Baseline Rd in Lafayette

Suite	Size	Lease Rate
185	553 sq. ft.	\$1,000 / Month Gross
190	1,246 sq. ft.	\$16.00 NNN / sq. ft.
201B	400 sq. ft.	\$18.00 NNN / sq. ft.
Expenses / sq. ft.		\$14.10*

**Not Including Utilities*

- **1 Month of Free Base Rent Offered for Every Year of Lease Term!**
- **Suite 185** is an Interior Office Suite with No Windows - Currently Set Up for Massage Therapy with Four Treatment Rooms & Small Waiting Area
- **Suite 190** is Office Space Previously Occupied by a Chiropractor with Several Treatment Rooms, Reception & Private Entrance
- Suite 185 & 190 can be Combined for 1,799 sq. ft.
- **Suite 201B** - Oversized Large Corner Office with Lots of Natural Light - Perfect for a Variety of Personal Services/Office Uses
- Excellent Visibility & Access to US Hwy-287 with an Abundance of Parking (4.4:1,000 sq. ft.)
- Building Signage Available
- Adjacent National Tenants Including Walmart Super Center, Vasa Fitness, Walgreens, McDonald's & More
- Great Tenant Mix in Building - Sushi Aji, Big Daddy's Bagels, Proto's Pizza, Salon Picasso & More

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