



2ND FLOOR OFFICE SPACE FOR LEASE

2585 TRAILRIDGE DRIVE EAST, SUITE 200
LAFAYETTE, COLORADO 80026

Elevate your business in this bright and functional 2nd-floor office suite totaling 3,050 RSF in the desirable Forest Park Business Park. Perfectly positioned in Lafayette, Colorado, the suite features nine private offices, a conference room, kitchenette, and dedicated restrooms, with furniture and cubicles available if needed. Enjoy stunning panoramic views of the Indian Peaks Golf Course (hole #13), designed by Hale Irwin.

Surrounded by premier amenities including hiking trails, top-rated restaurants, breweries, and coffee shops, plus a quick drive to the vibrant shops and dining of Old Town Louisville and Lafayette, this space delivers both productivity and inspiration. Just 15 minutes from Boulder and only 30 minutes to Downtown Denver.

Call us for more information and to set up a tour.

DEAN CALLAN & COMPANY INC

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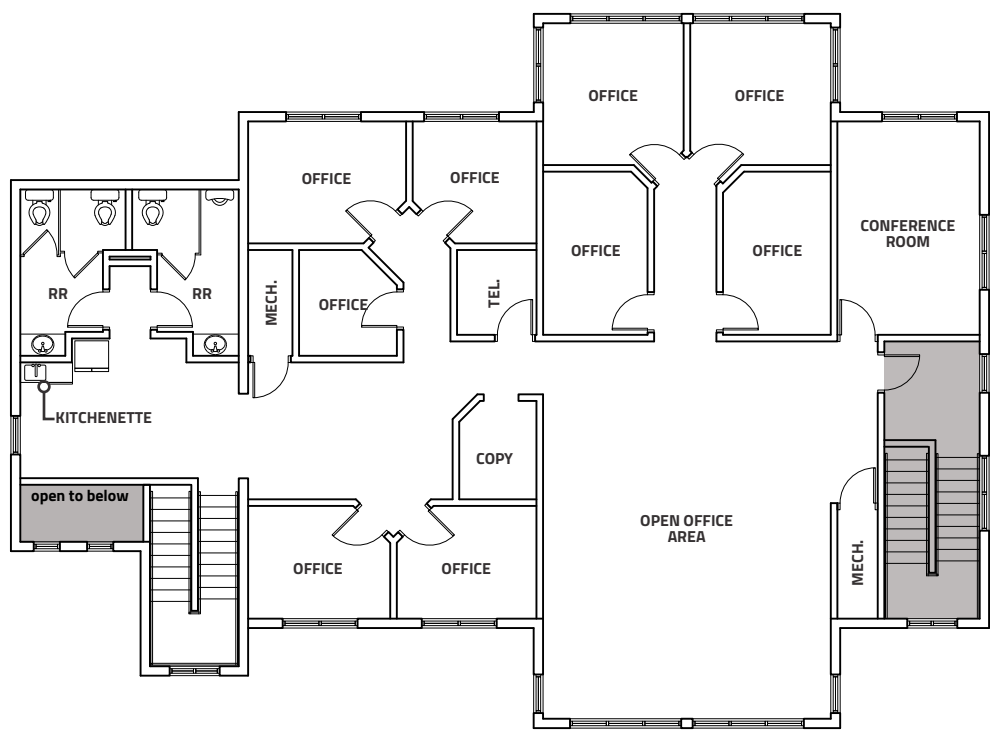
TERMS

Unit 4:	3,050 RSF
Lease Rate:	\$22.00 / SF / FSG
Monthly Rent:	\$5,591.67 / Month

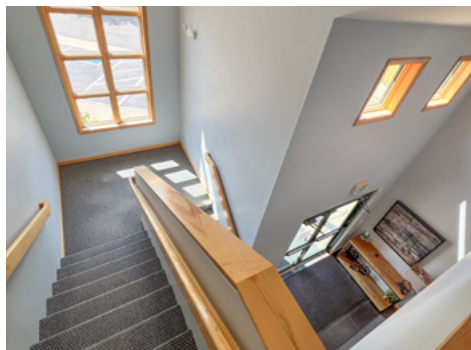
PROPERTY FEATURES

- Entire 2nd-floor office suite
- Nine private offices plus large conference room
- Dedicated tenant restrooms
- Kitchenette / breakroom
- Stunning panoramic views of Indian Peaks Golf Course (Hole #13)
- Furniture and cubicles available (optional)
- Ample on-site parking
- Access to outdoor areas and walking paths
- Professionally maintained building in Forest Park Business Park
- Bright, open layout with abundant natural light
- Ideal for professional services, tech, or corporate offices
- Move-in ready with immediate availability

FLOOR PLAN



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THE LAFAYETTE, CO | AREA MARKET

Lafayette, Colorado is located on the eastern edge of Boulder County, just northwest of Denver, combining a small-town atmosphere with the convenience of easy access to a major metropolitan area. Lafayette's location, accessibility, and high quality of life combine to make the City a desirable location for residential, commercial, and light-industrial development. It is the high density home to small and large businesses, commercial enterprises, small industrial and manufacturing firms as well as researchers and developers of new technologies for military, biomedical and health applications.

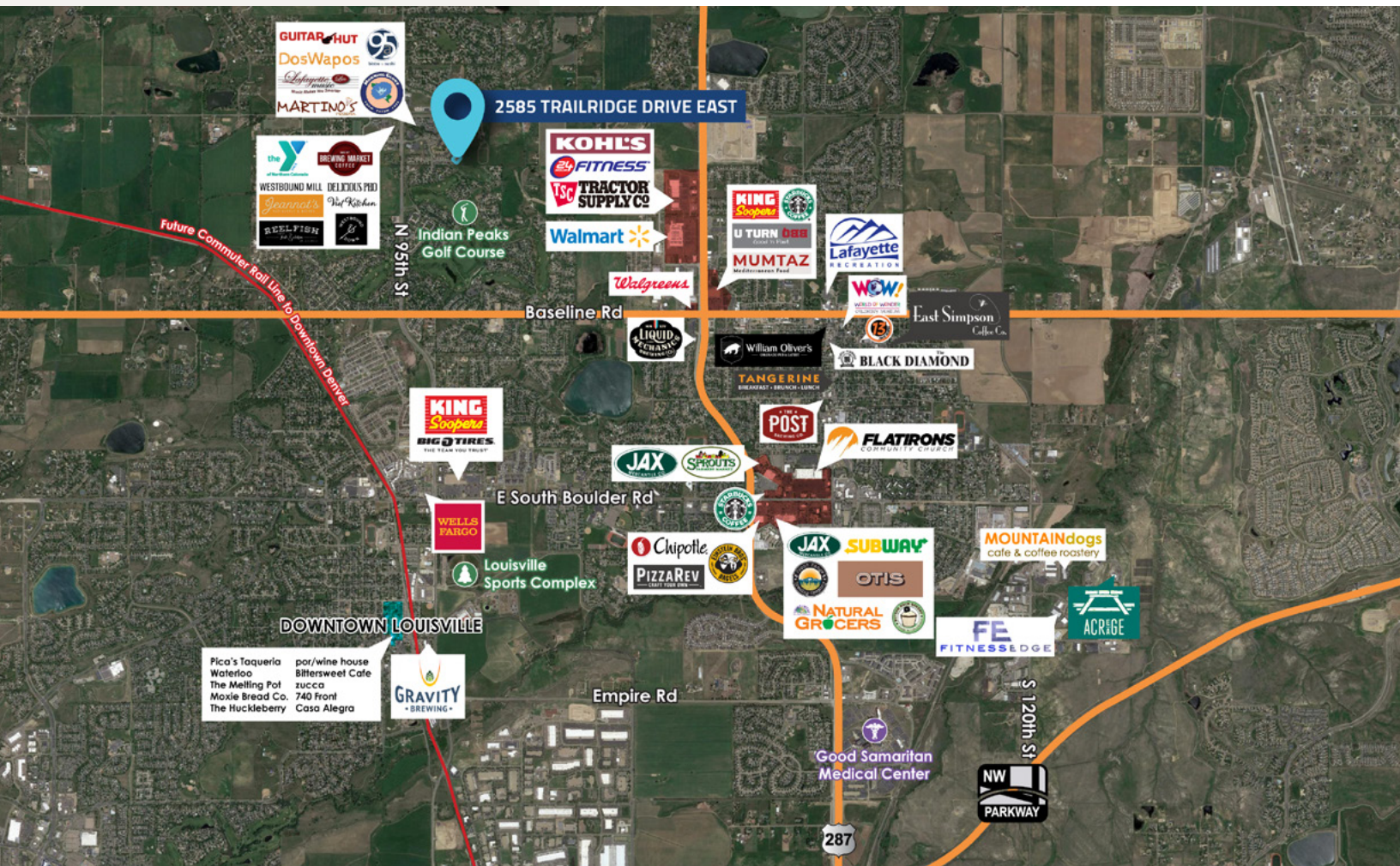
The Lafayette Corporate Campus is a 119 acre Office/R&D Park where Ball Aerospace, Good Samaritan Medical Center, Exempla/Kaiser Medical Center and Dharmicon call home.

The Lafayette Tech Center is a 59 acre Office and Industrial site and is home to companies including: Sporian Microsystems, Boulder Nonlinear Systems, Buffalo Supply, Lafuma Corporation, Colorado Cyberknife, Xtreme Altitude Gymnastics, The Peaks @ Old Laramie Trail, Art Underground, Coal Creek Oral Surgery and Clinica Hospital.

Lafayette, CO Fast Facts – 5 Mi Radius:

- Population 97,084 and 39,528 Households
- Average Household Income of \$138,256
- 34% of adults have at least a Bachelor's Degree





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INDIAN PEAKS GOLF COURSE (HOLE #13)

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