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DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

OFFICE SPACE FOR LEASE

**130 MINERS DRIVE
LAFAYETTE, COLORADO 80026**

First-floor office space available for lease in a well-maintained flex building located ideally between Boulder and Metro Denver. The space consists of five private offices lined with large windows naturally creating an abundance of natural light. Tenant will have access to shared training room and two conference rooms.

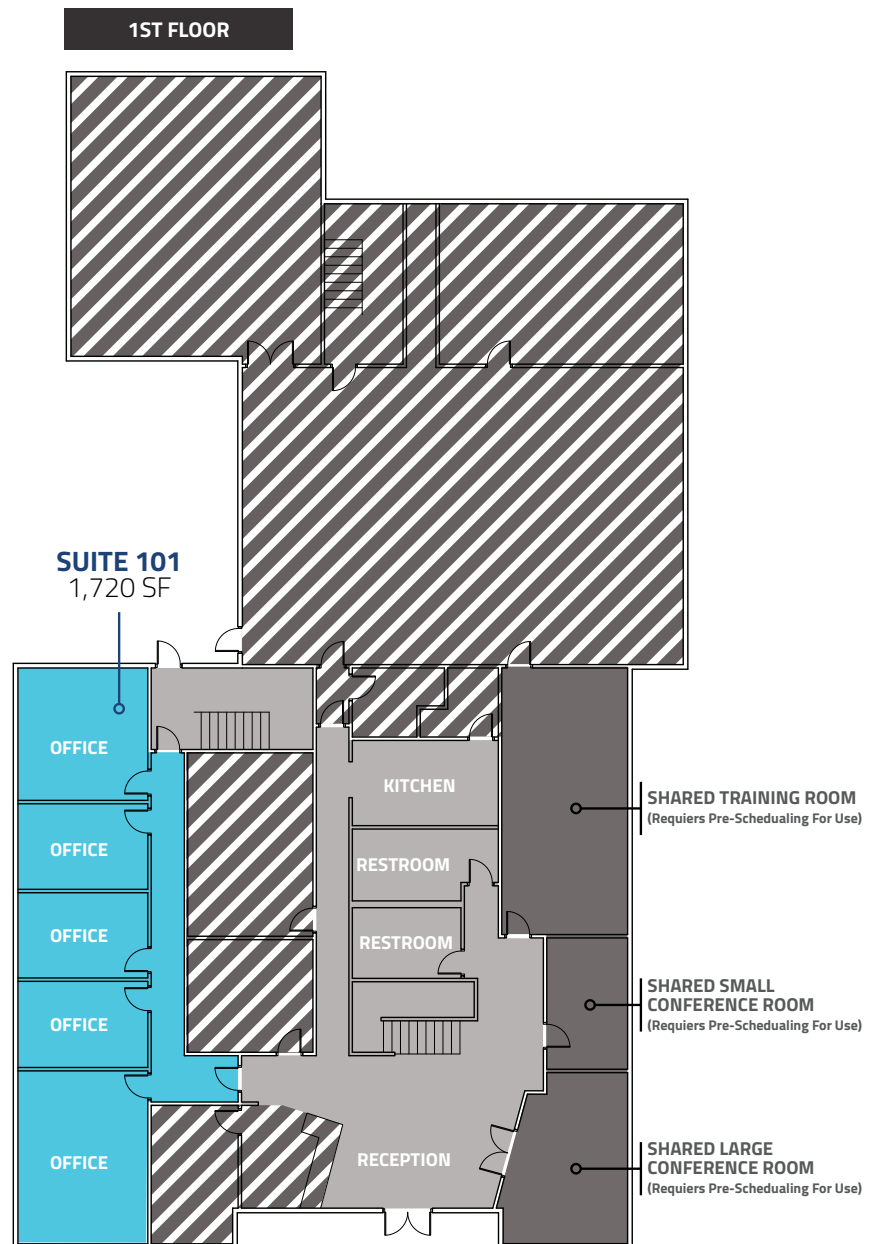
Call us for more information and to set up a tour.

TERMS

Suite 101 Size:	1,720 SF
Lease Rate:	\$24.00 / SF ./ FSG
Total Monthly Rate:	\$3,440.00

PROPERTY FEATURES

- Centrally located between Boulder and Metro-Denver
- Easy access to Northwest Parkway (Toll Road) and Highway 287.
- Abundance of nearby amenities
- Ample parking
- Class "A" building
- Available shared conference rooms
- Five offices (All have windows)
- Kitchen/break room (Common Area)
- Fully furnished with adjustable desks (Stand-up/Sit-down) and chairs.
- Large conference and training rooms have video conferencing for user.



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



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DEMOGRAPHICS

POPULATION

2 MILE RADIUS

24,620

5 MILE RADIUS

145,141

10 MILE RADIUS

545,885

EMPLOYEES

2 MILE RADIUS

1,754

5 MILE RADIUS

22,271

10 MILE RADIUS

162,085

HOUSEHOLDS

2 MILE RADIUS

10,105

5 MILE RADIUS

56,635

10 MILE RADIUS

211,468

HOUSEHOLD INCOME

2 MILE RADIUS

\$107,324

5 MILE RADIUS

\$141,263

10 MILE RADIUS

\$118,147

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