

DEAN CALLAN
& COMPANY INC

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DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
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FOREST PARK OFFICE SPACE FOR LEASE

2575 PARK LANE
LAFAYETTE, COLORADO 80026

Professional office space available. 2575 Park Lane is just 10 minutes from Boulder and 20 minutes to Downtown Denver. Tenants have access to ample outdoor areas, parking, and an electric car charging station.

The Forest Park Business Park is surrounded by ample amenities including walking/hiking trails, the award winning Indian Peaks Golf course designed by Hale Irwin, multiple restaurants, breweries, coffee shops, and a short drive to Old Town Louisville and Lafayette.

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

TERMS

Suite 100:	1,500 SF
Lease Rate:	$13.50 / SF / NNN
Expenses:	$10.47 / RSF (EST. 2026) (Excludes Utilities and Interior Janitorial)
Available:	Now

PROPERTY FEATURES

- 1st floor office space in Forest Park (95th / Arapahoe)
- Suite 100 is a first-floor corner office suite featuring three windowed offices and a reception area.
- Operable windows
- Elevator access
- Basement storage available
- 1:300 parking ratio
- Electric car charging station
- Numerous retail, restaurant and recreational amenities within walking distance, including YMCA of Northern Colorado, SmashBurger, Brewing Market, Struttin' Pup, Morning Glory Cafe, and Westbound & Down Brewing Co.
- Professional office and medical uses permitted



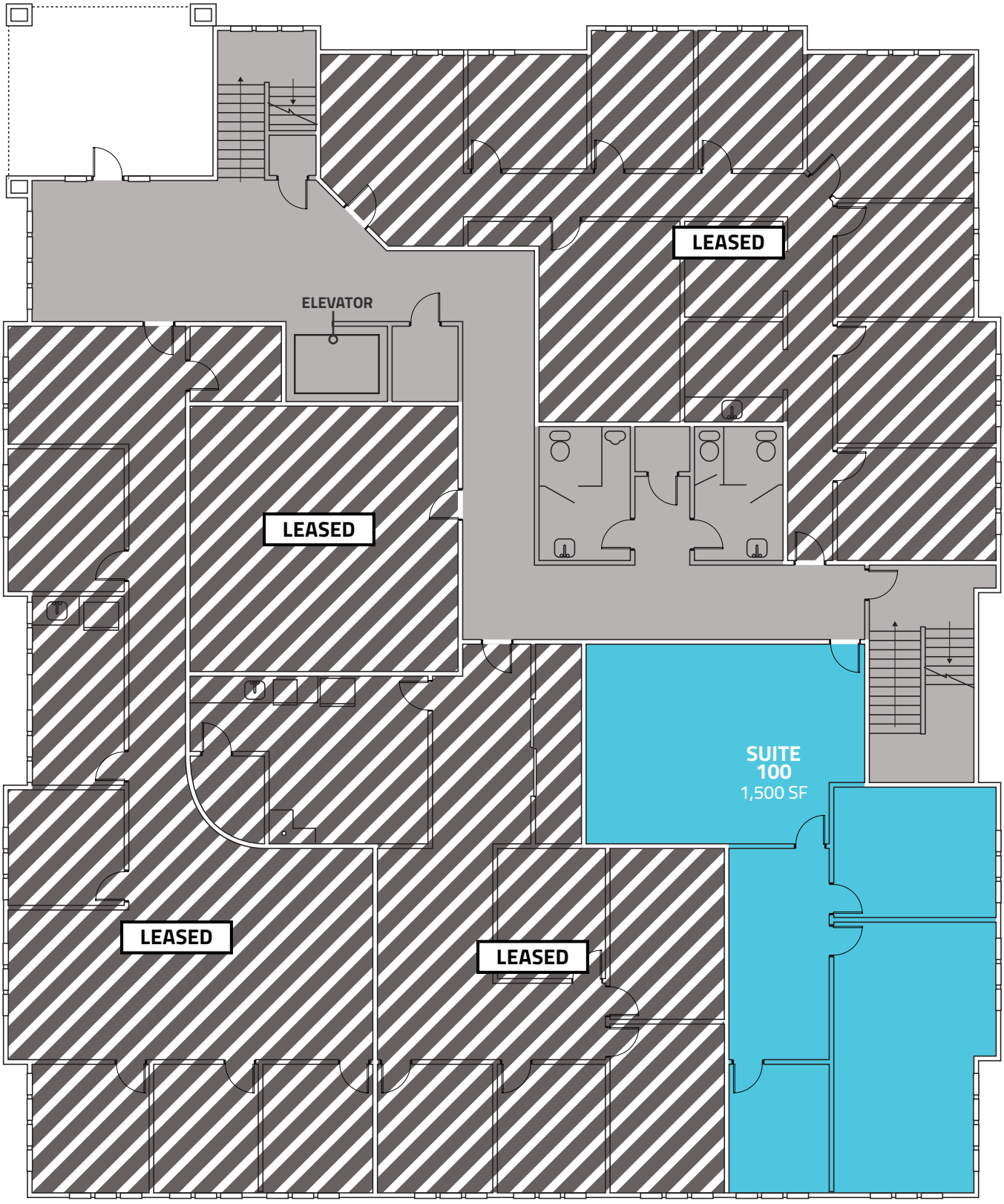






All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.

1ST FLOOR - SUITE 100



LEASED COMMON AREA

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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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