

1376 MINERS DRIVE, LAFAYETTE

FLEX OFFICE/LAB/R&D BUILDING FOR SALE OR LEASE

**\$4.95 NNN
for 1st 6 mo.***

CONTACT:

[LYNDA GIBBONS](#)

OR [CHRIS BOSTON, CCIM](#)

(303) 442-1040

WWW.GIBBONSWHITE.COM

BUILDING SIZE:

30,876 SF

SALE PRICE:

\$2,575,000 (\$83.40/SF)

~~\$2,855,939 (\$92.50/SF)~~

CAP RATE:

9.3%

SUITE 104-105:

7,101 SF

AVAILABLE IMMEDIATELY

LEASE RATE:

\$8.50 NNN (\$3.25)



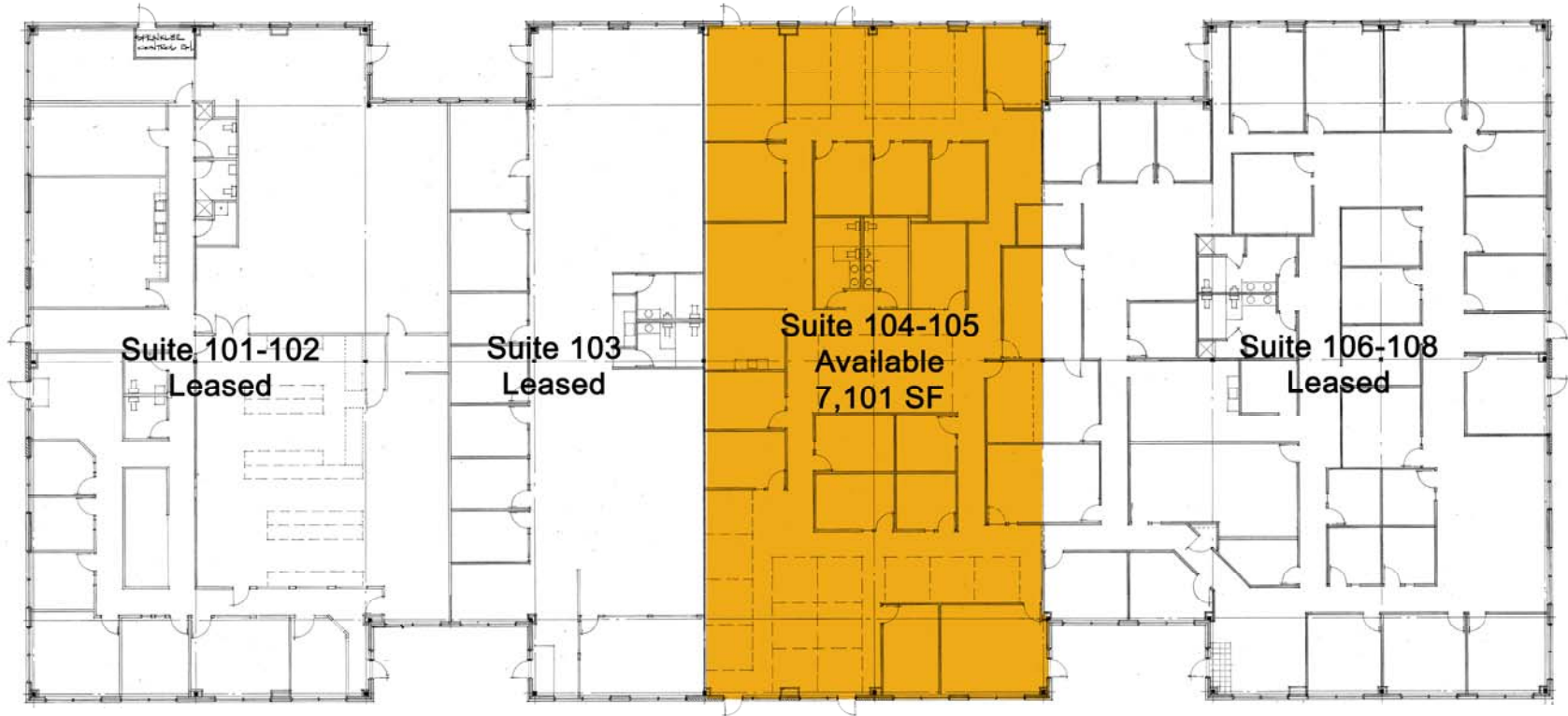
- LOAN CAN BE ASSUMED — INQUIRE FOR DETAILS
- FANTASTIC CENTRAL LAFAYETTE LOCATION!! EASY ACCESS TO HWY 287, SOUTH BOULDER RD, I-25 & NORTHWEST PARKWAY
- NICE OFFICE FINISHES PERFECT FOR LAB USE, TECH OFFICE AND R&D
- SPACES FEATURE PRIVATE OFFICES, CONFERENCE ROOMS, COMPUTER ROOMS, KITCHEN/BREAK ROOMS, PRIVATE BATHROOMS
- WIRED FOR PHONE & DATA (CAT-5)
- FOR PURCHASE, SELLER WILL GUARANTEE RENT ON SUITES 104-105 FOR UP TO 6 MONTHS AFTER CLOSING

* FOR NEW TENANTS THAT SIGN A 3 YEAR OR LONGER LEASE

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it.



2305 CANYON BLVD, SUITE 200
BOULDER, CO 80302



[LYNDA GIBBONS](#) & [CHRIS BOSTON, CCIM](#)
 2305 CANYON BLVD, SUITE 200
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