

2585 TRAILRIDGE DRIVE E, LAFAYETTE

Price Reduction!

CONTACT:

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(303) 442-1040

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PURCHASE OPPORTUNITY:

3,666 SF - \$687,500 (\$187.53/SF)

7,332 SF - \$1,375,000 (\$187.53/SF)

SPACE AVAILABLE:

~3,666 SF - 7,332 SF

LEASE RATE:

\$12.50 NNN (\$7.80*)

*EXCLUDES INTERIOR JANITORIAL

IDEAL OWNER/USER BUILDING



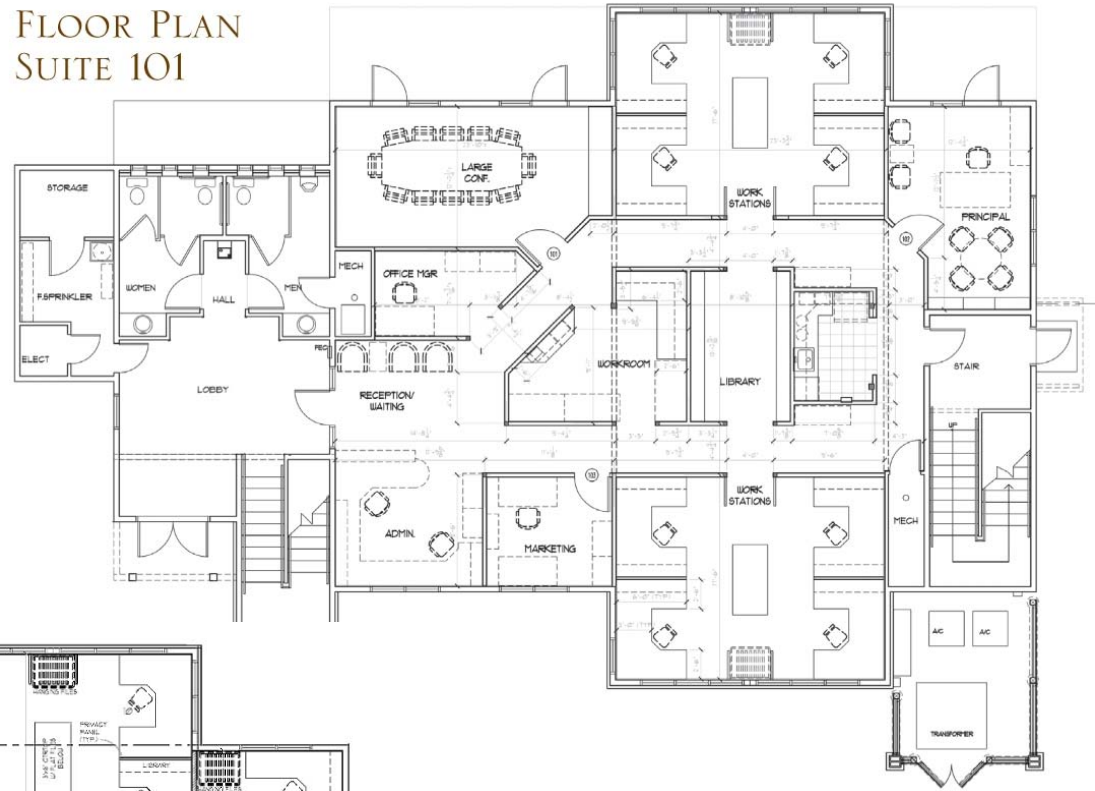
- **PRICE REDUCTION FOR ALL OFFERS RECEIVED BEFORE 1/1/2012!**
- LARGE LOT WITH TWO PLANNED BUILDING EXPANSION OPPORTUNITIES
- OWNER LEASE BACK POSSIBLE
- AMAZING MOUNTAIN VISTAS, OPEN CEILINGS, UPSCALE FINISHES WITH GREAT OFFICE FEEL
- WELL LOCATED OFF OF CROSS SECTION OF ARAPAHOE AND 95TH STREET — WITHIN WALKING DISTANCE TO BUS RESTAURANTS, COFFEE & MORE

GIBBONS  **WHITE**
Incorporated

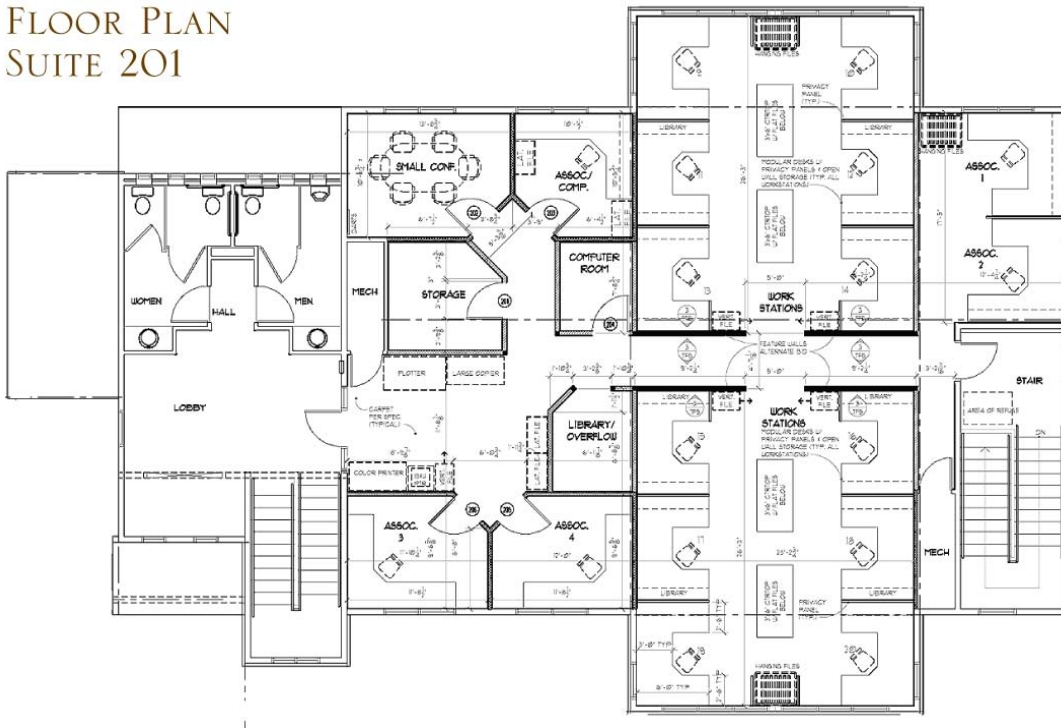
2305 CANYON BLVD, SUITE 200
BOULDER, CO 80302

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.

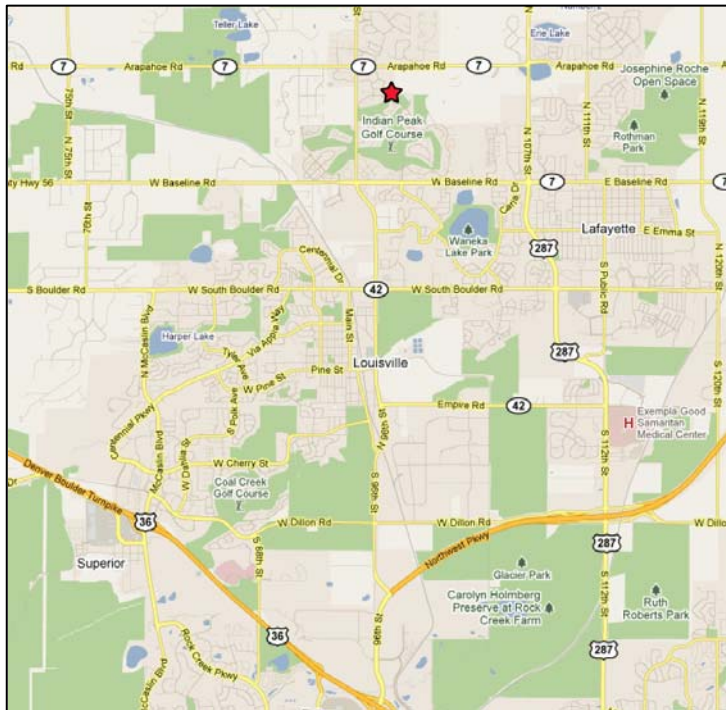
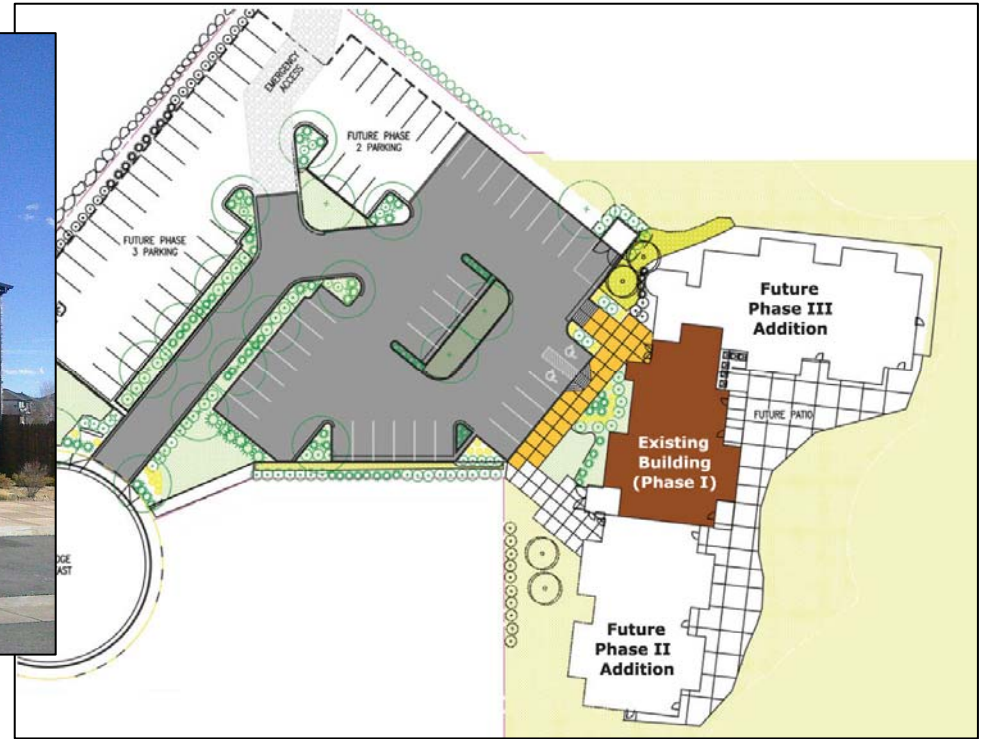
FLOOR PLAN
SUITE 101



FLOOR PLAN
SUITE 201



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