

MEDICAL OFFICE FOR SUBLEASE

300 Exempla Circle
Lafayette, CO 80026



PROPERTY HIGHLIGHTS

This is an excellent opportunity for healthcare professionals seeking a turnkey medical office space. Available for short-term sublease through October 31, 2025, with the potential for a longer-term, new direct deal with the landlord, this space offers all the necessary amenities to operate a successful medical practice. The office includes a comfortable waiting room, a well-organized reception area, a kitchen/breakroom for staff, in-suite restrooms for added convenience, and 6 private examination rooms for patient privacy. The location further adds to its appeal. Situated within the Good Samaritan Hospital campus, this office space is surrounded by other medical office users, fostering a collaborative and synergistic environment. This turnkey solution is ideal for healthcare practitioners looking to establish or expand their services in a professionally conducive setting.

Suite 420	2,179RSF
Timing	TBD - Estimating June 2024
Lease Rate	\$30.00/RSF NNN
Expenses (Est)	\$21.54/RSF
Parking	Ample on-site
Zoning	B-1
Sublease Term	Through 10/31/25



Medical zoned



On bus route



Near amenities



Handicap accessible



Ample parking



Medical campus

FOR
MORE
INFORMATION

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Colorado
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PROPERTY PHOTOS



For a complete disclaimer, please see page one of this brochure.

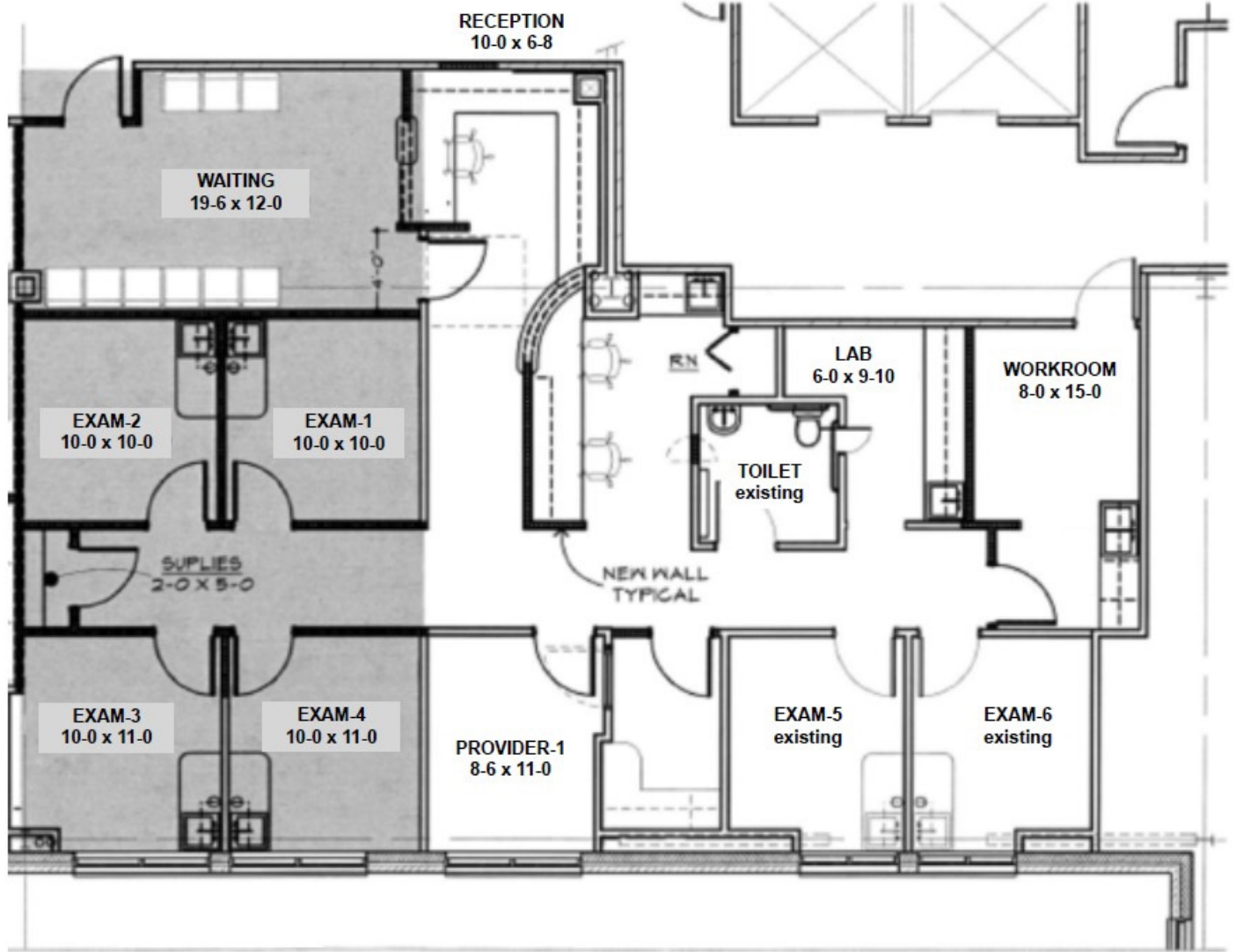
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PROPERTY FLOOR PLAN



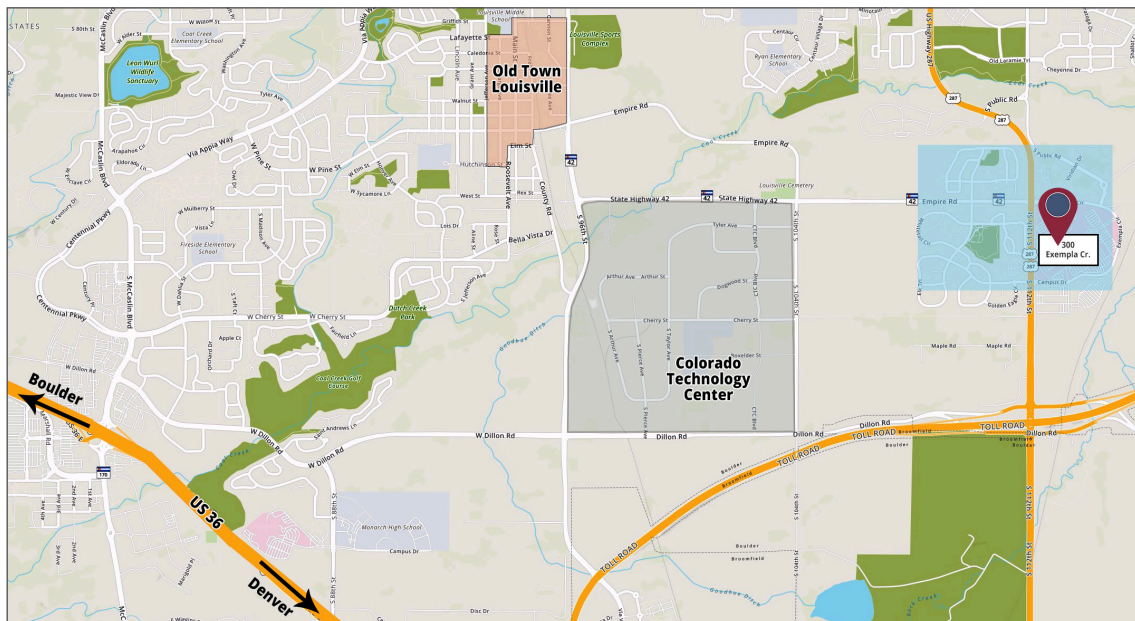
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MEDICAL OFFICE FOR LEASE

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PROPERTY LOCATION



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