

50% OFF
FIRST 6 MONTHS BASE RENT*
**with a new 5-year lease*



MEDICAL / PROFESSIONAL OFFICE FOR LEASE

511 Crossing Dr, Lafayette, CO, 80026

PROPERTY OVERVIEW







SUITE 202	2,263 RSF (avail. Immediately)
SUITE 204	2,000 RSF (avail. 12/31/26)
LEASE RATE	\$18.50/RSF NNN
EXPENSES (EST)	\$16.00/RSF
PARKING	~70 on-site spaces
LEASE INCENTIVE	Reduced rent at 50% of the base rate for the first six months of a five-year lease.
ZONING	C1 - Regional Business

Suite 202 offers 2,263 RSF of well-maintained medical office space ideally suited for a variety of healthcare and professional users. The suite features a welcoming reception area, six exam rooms with sinks, two dedicated lab areas with sinks, a staff break room, one private office, and a large administrative office.

Suite 204 offers 2,000 RSF of professional office space with six private offices, a reception area, and a dedicated break room, providing a flexible and functional environment for administrative, clinical support, or general office users.

Both suites are in excellent condition and offer efficient, thoughtfully designed layouts that support a wide range of business operations. Available individually or together, the spaces provide a professional setting in a convenient and accessible location.

FEATURE HIGHLIGHTS

-  Building Signage
-  Handicap Accessible
-  Clean
-  High Traffic
-  Parking
-  Visibility/Location

FOR MORE INFORMATION:

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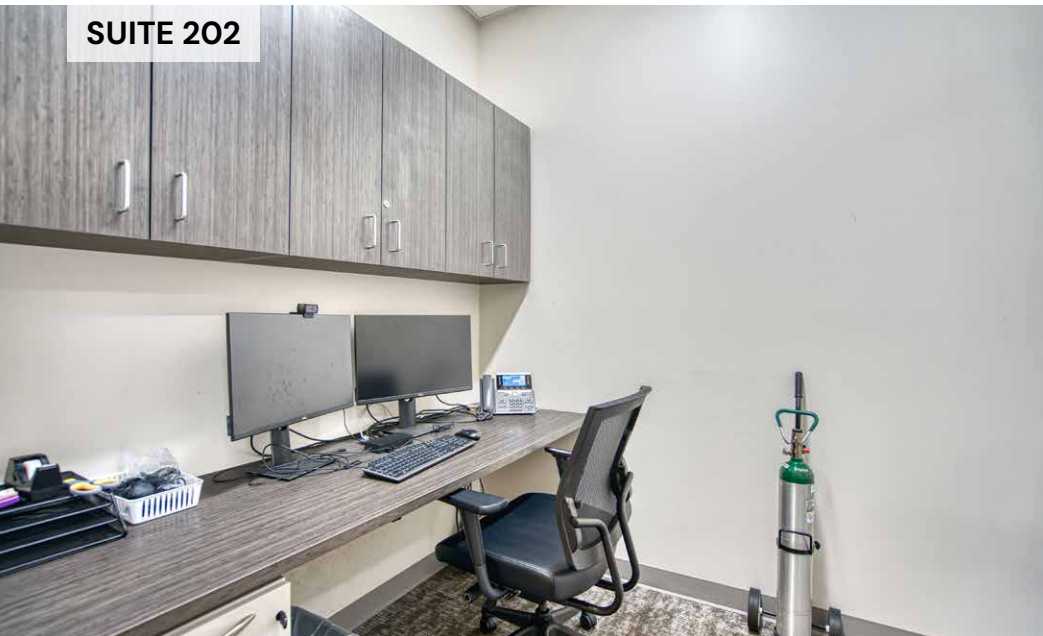


SUITE 202



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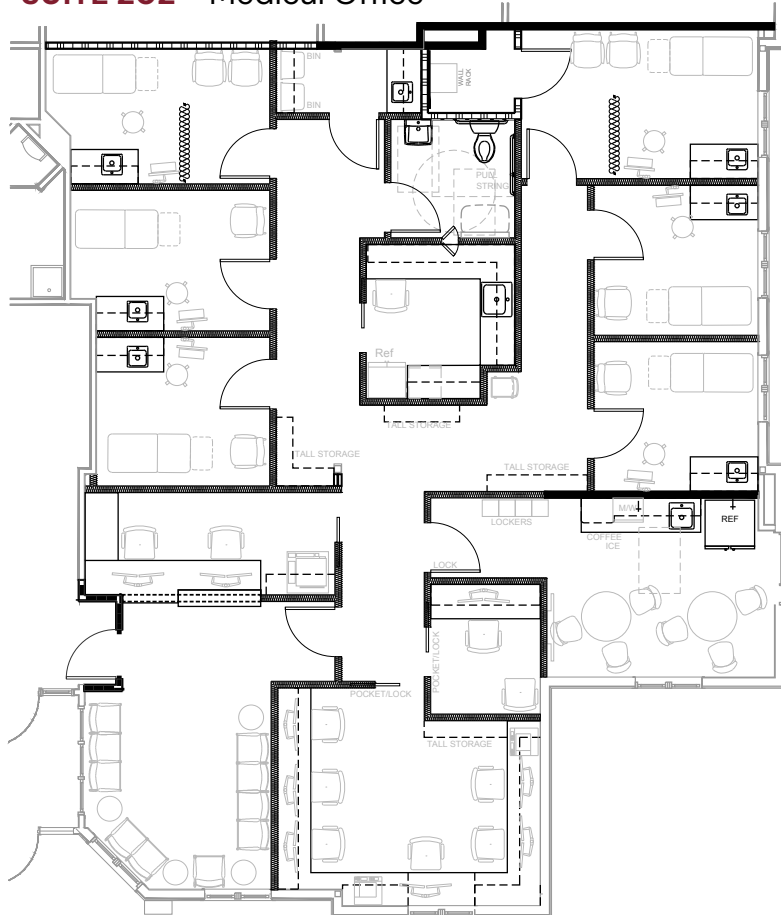


SUITE 202

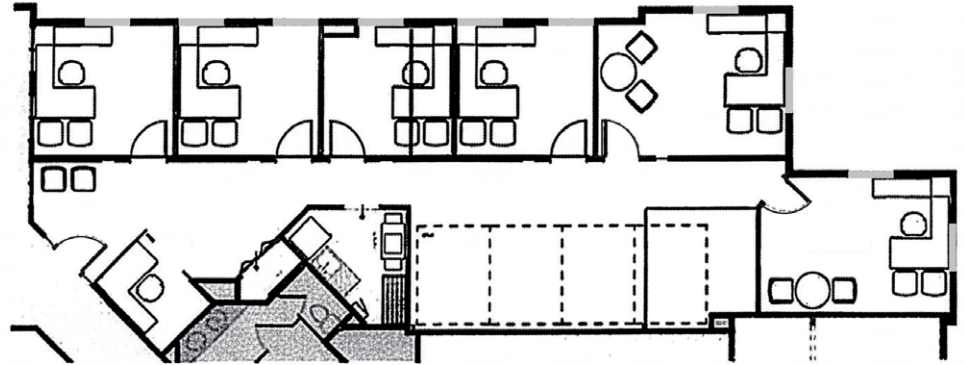


PROPERTY FLOOR PLANS

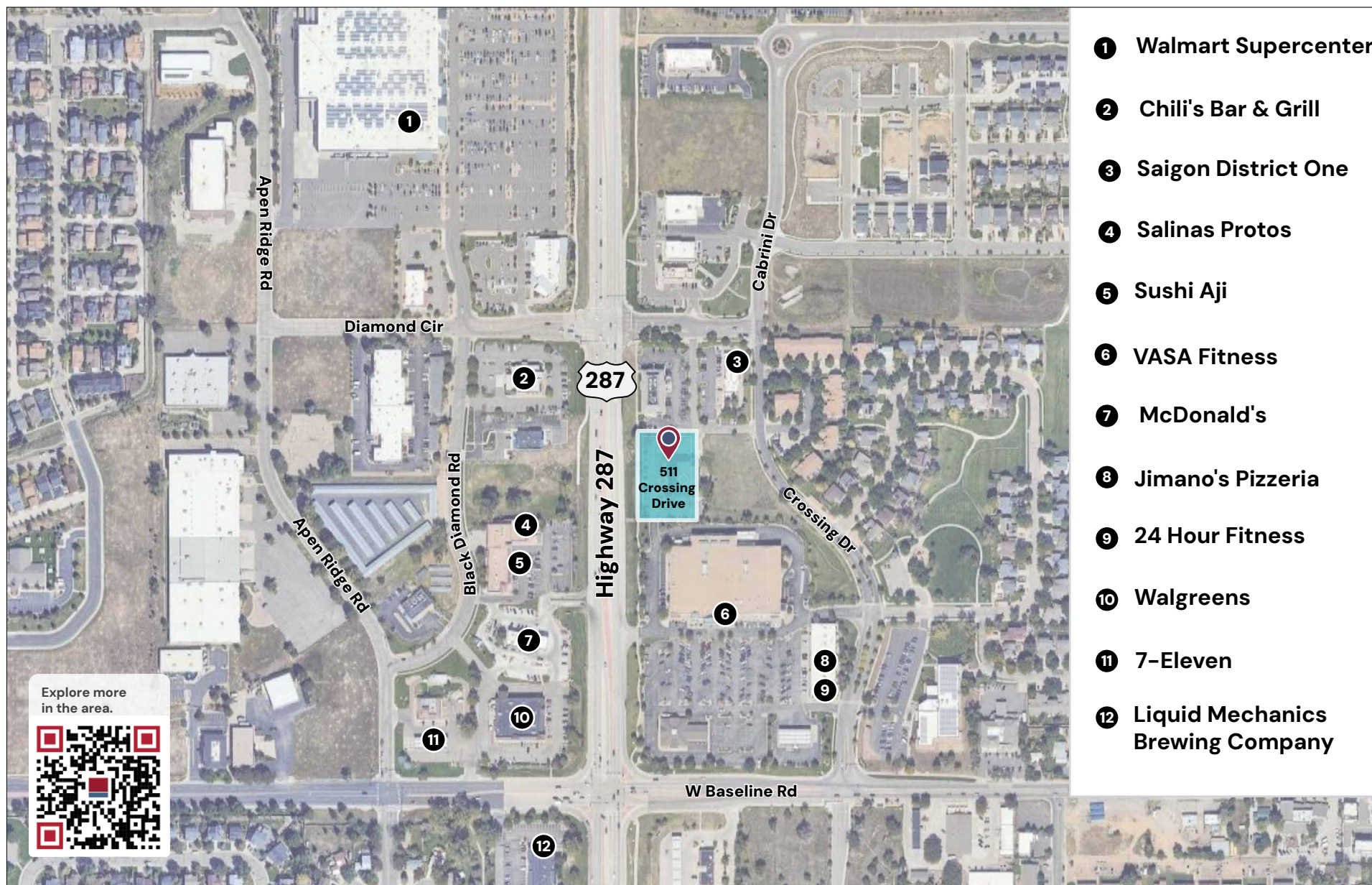
SUITE 202 - Medical Office



SUITE 204 - Professional Office



PROPERTY LOCATION



- 1 Walmart Supercenter
- 2 Chili's Bar & Grill
- 3 Saigon District One
- 4 Salinas Protos
- 5 Sushi Aji
- 6 VASA Fitness
- 7 McDonald's
- 8 Jimano's Pizzeria
- 9 24 Hour Fitness
- 10 Walgreens
- 11 7-Eleven
- 12 Liquid Mechanics Brewing Company

Explore more in the area.