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## **FLEX/R&D/LAB SPACE FOR LEASE**

**1733 MAJESTIC DRIVE, SUITE 104  
LAFAYETTE, CO 80026**

Discover an exceptional commercial opportunity at 1733 Majestic Drive, Suite 104, in Lafayette, CO—a versatile space ideally suited for flex, R&D, lab, and storage needs. Nestled centrally between Boulder and metro Denver, this property offers seamless access to major routes like the Northwest Parkway (toll road) and Highway 287, making it a prime choice for businesses seeking functionality, convenience, and growth potential in a thriving area.

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

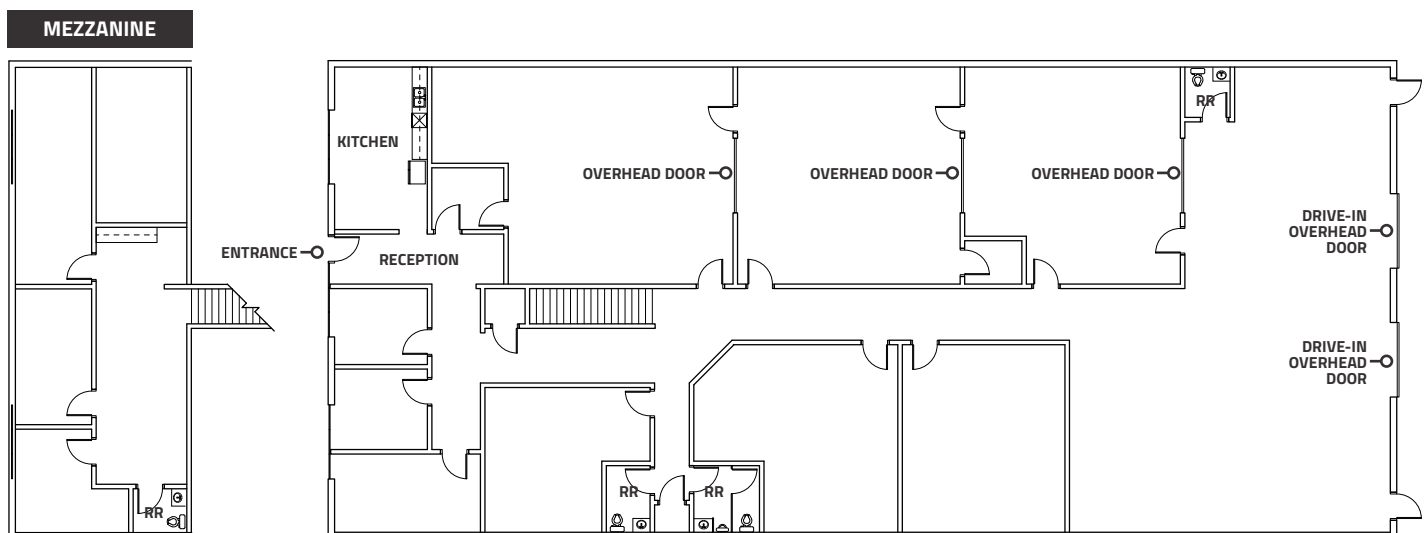
## TERMS

Size:	9,360 SF
Lease Rate:	\$12.00 / RSF / NNN
Expenses:	\$6.77 / SF + Utilities (Est. 2026)
Available:	May 1st, 2026

## PROPERTY FEATURES

- 2 exterior drive-in overhead doors
- 3 interior overhead doors enhancing internal workflow and accessibility
- 5-7 private offices/conference rooms
- 3-5 production rooms tailored for specialized operations
- Large warehouse providing ample space for inventory and manufacturing
- 4 restrooms Mezzanine level featuring open office space, additional private offices, and/or conference rooms
- Dedicated kitchen/breakroom to support employee breaks and gatherings
- Welcoming reception area to impress clients and visitors
- Abundant storage options throughout the property
- Strategic central location between Boulder and metro Denver
- Easy access to Northwest Parkway (toll road) and Highway 287 for quick commutes and logistics

### FLOOR PLAN



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.



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