

## Lafayette Industrial/Retail Space for Lease

275 WANEKA PARKWAY | LAFAYETTE, CO 80026  
UNIT 7/8

Size: 3,400 SF  
Rate: \$13/SF + NNN (\$6.56)  
Available: Now

# WAREHOUSE, MEET RETAIL

Say hello to your new partner in crime. This 275 Waneka Parkway Flex Space combines warehouse functionality with retail allure. The warehouse portion has a 17' Clear height and a 10' overhead door for your storage and maker space needs. The front welcomes customers with large retail windows and plenty of parking. Discover the perfect balance of form and function at 275 Waneka Parkway.

### PROPERTY HIGHLIGHTS

- 17' Clear Height + large overhead door
- Plenty of parking onsite
- Big storefront windows
- Service Center Hwy 287 & South Boulder Rd.
- Private office space + restroom and a shower



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for virtual tour

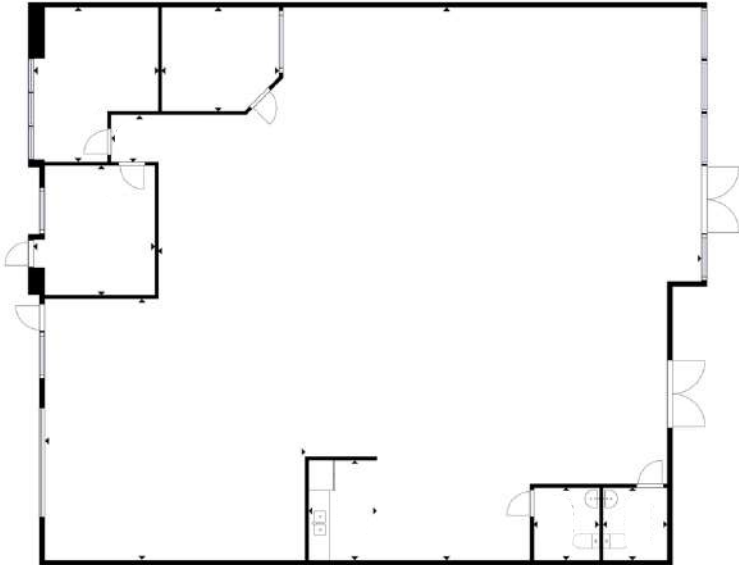


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