



ASKING PRICE: \$3,600,000

LAFAYETTE, COLORADO

300 WANEKA PARKWAY



Price Per Foot: \$33.04
Building Size: ± 108,964 SF
Parcel Size: ± 8.22 Acres
Building Dimensions: 434' Wide x 245' Deep
Year Built: 1987
Building/Site Configuration: Freestanding
Zoning: Regional Business / Urban Renewal District

Est. 2008 Population: 5-mile Radius..... 91,559
 10-mile Radius.... 428,614

Est. 2008 Income: 5-mile Radius..... \$91,511
 10-mile Radius.... \$78,099

Additional Information:

- Situated in the heart of Lafayette just east of Hwy 287 in Boulder County
- Adjacent retail is also available for residential, mixed use, or retail redevelopment

EXCLUSIVELY OFFERED BY:

Jason Burns, Associate
 jason.burns@marcusmillichap.com
 303.328.2000

Drew McElligott, Director
 drew.mcelligott@marcusmillichap.com
 630.570.2159

www.marcusmillichap.com

Marcus & Millichap
 Real Estate Investment Services