

1601 Riverfront Drive

Las Colonias Riverfront Park
Grand Junction, CO 81501

Professional Office Suites

Suite 102 - \$3,200/MO + NNN

Suite 104 - \$2,440/MO + NNN

Suite 201 - \$3,940/MO + NNN

Suite 202 - \$4,875/MO + NNN

Suite 204 - \$650/MO - FULL SVC



COLDWELL BANKER
COMMERCIAL
PRIME
PROPERTIES

Mike Foster, CCIM
131 N. 6th Street, Suite 200
Grand Junction, CO 81501

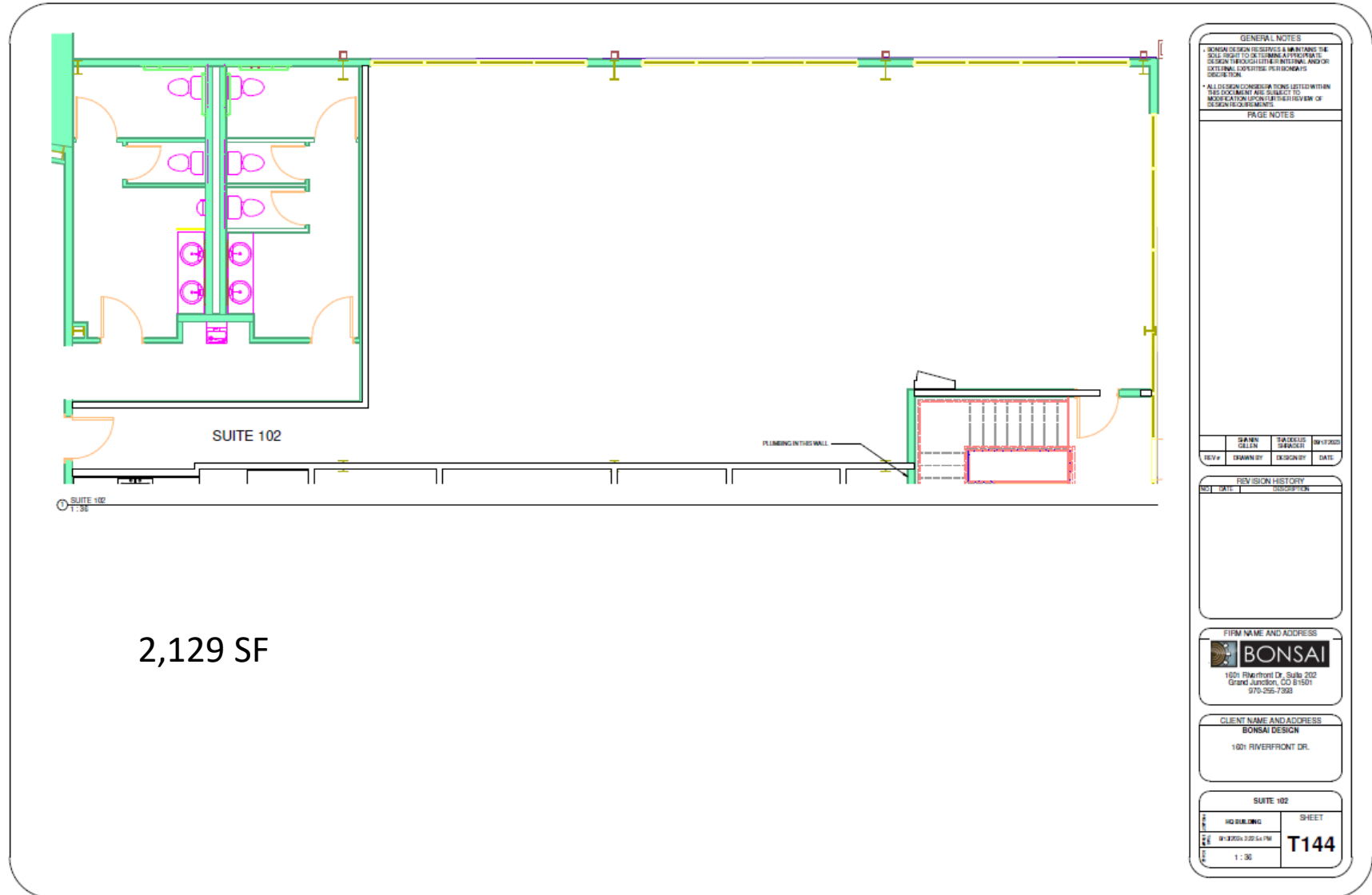
970-244-6602

www.Cbcwest.com

Suite 102 - \$3,200/MO + NNN



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GENERAL NOTES

- BONSAI DESIGN RECEIVES & MAINTAINS THE SOLE RIGHT TO OBTAINING APPROVAL OF DESIGN THROUGH EITHER INTERNAL AND/OR EXTERNAL CONSULTING PROFESSIONAL'S DISCRETION.
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PAGE NOTES

REV #	DRAWN BY	DESIGNED BY	DATE
	SHAWN GILLEN	TRACELIS SERRACIT	09/17/2023

REVISION HISTORY

REV	DATE	DESCRIPTION

FIRM NAME AND ADDRESS

BONSAI
1601 RIVERFRONT DR, SUITE 202
GRAND JUNCTION, CO 81501
970-255-7398

CLIENT NAME AND ADDRESS

BONSAI DESIGN
1601 RIVERFRONT DR.

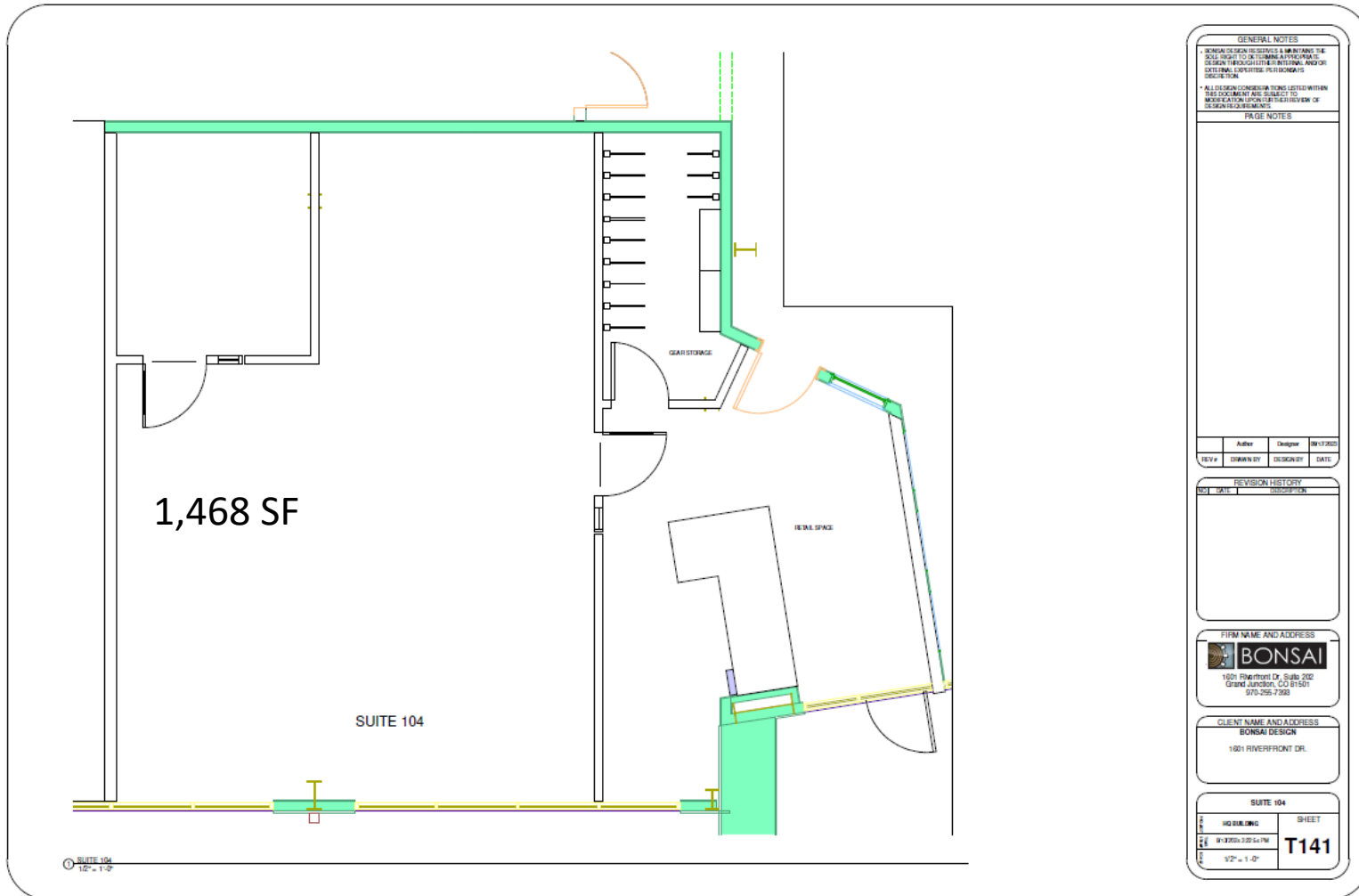
SUITE 102

NO	NO BUILDING	SHEET
1	1601 RIVERFRONT DR SUITE 102	T144
SCALE	1 : 30	

Suite 104 - \$2,440/MO + NNN



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GENERAL NOTES

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PAGE NOTES

Author	Designer	DR/CP/2023
REV	DRAWN BY	DESIGNED BY DATE

REVISION HISTORY

NO.	DATE	DESCRIPTION

FIRM NAME AND ADDRESS

BONSAI
1001 Riverfront Dr. Suite 202
Grand Junction, CO 81501
970-256-7388

CLIENT NAME AND ADDRESS

BONSAI DESIGN
1001 RIVERFRONT DR.

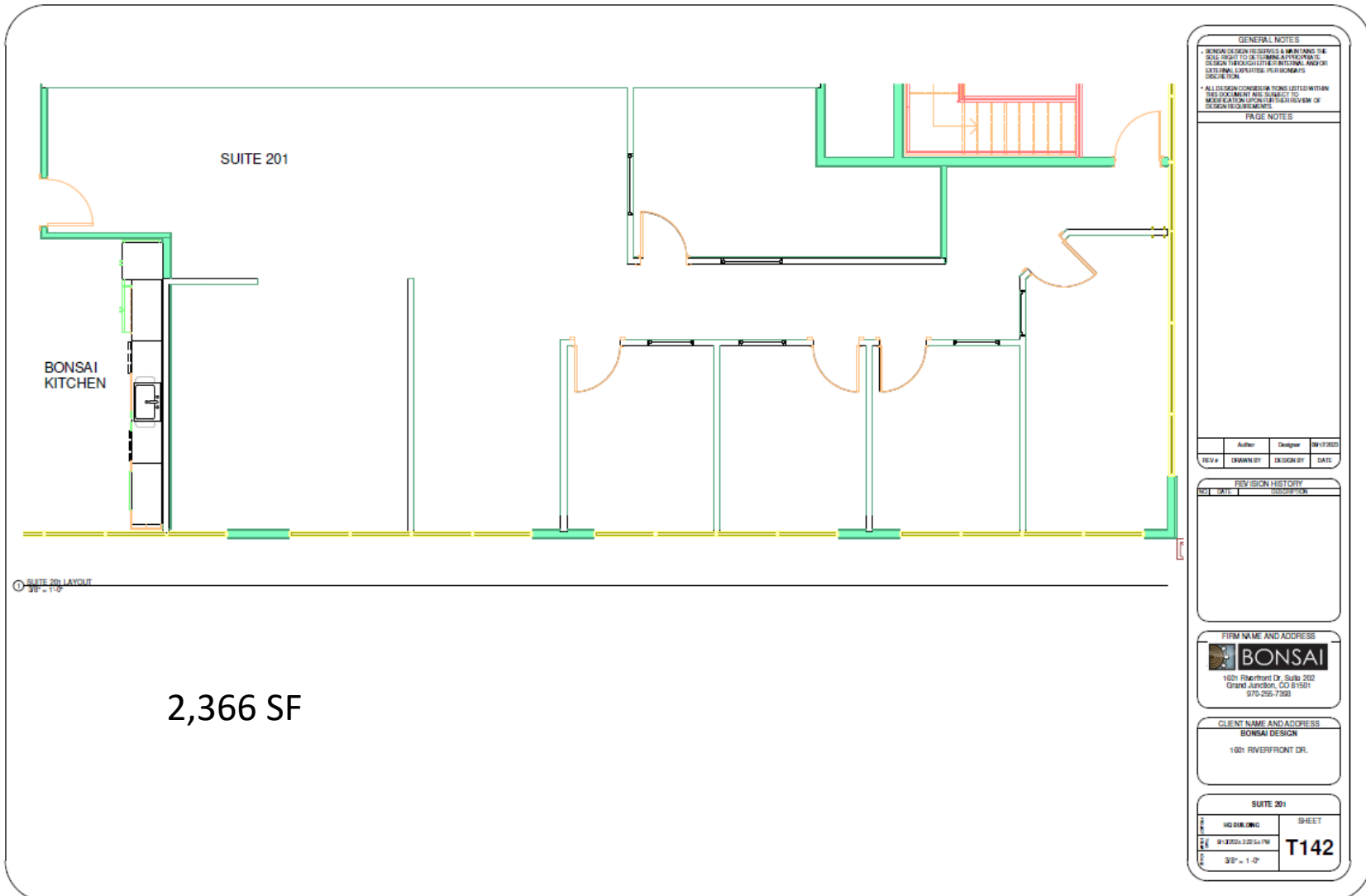
SUITE 104

NO. BUILDING	SHEET
1001RFRONT	T141
DATE: 08/05/2024 PM	
SCALE: 1/2" = 1'-0"	

Suite 201 - \$4,875/MO + NNN



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GENERAL NOTES

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			09/17/2023

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REV	DATE	DESCRIPTION

FIRM NAME AND ADDRESS

BONSAI
1001 Riverfront Dr, Suite 202
Grand Junction, CO 81501
970-256-7388

CLIENT NAME AND ADDRESS

BONSAI DESIGN
1001 RIVERFRONT DR.

SUITE 201

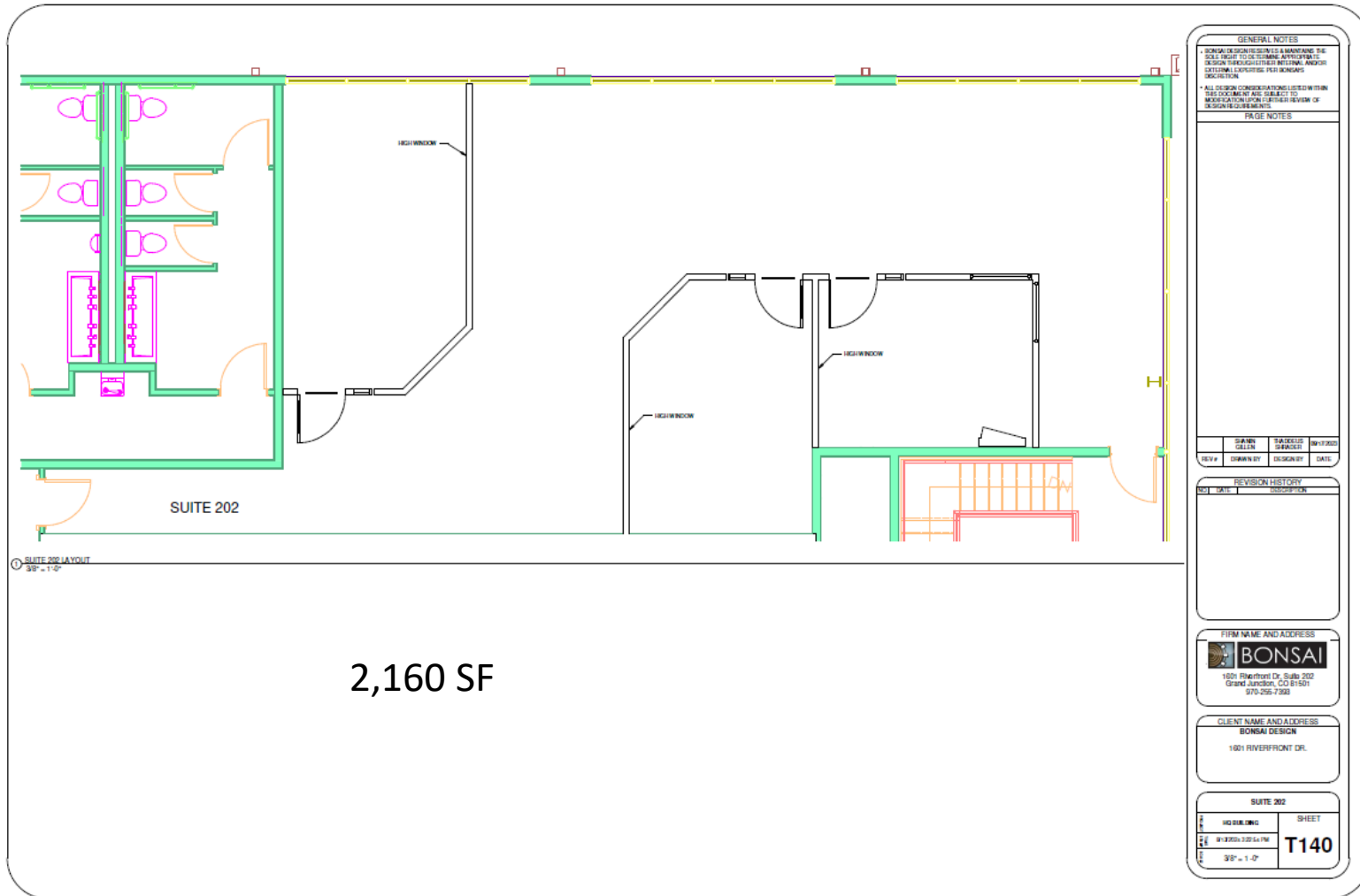
NO.	NO. BUILDING	SHEET
1	013050-1225-04 PW	T142

3/8" = 1'-0"

Suite 202 - \$3,420/MO + NNN



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REVISION HISTORY

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FIRM NAME AND ADDRESS

BONSAI
1801 Riverfront Dr., Suite 202
Grand Junction, CO 81501
970.256.7393

CLIENT NAME AND ADDRESS

BONSAI DESIGN
1801 RIVERFRONT DR.

SUITE 202

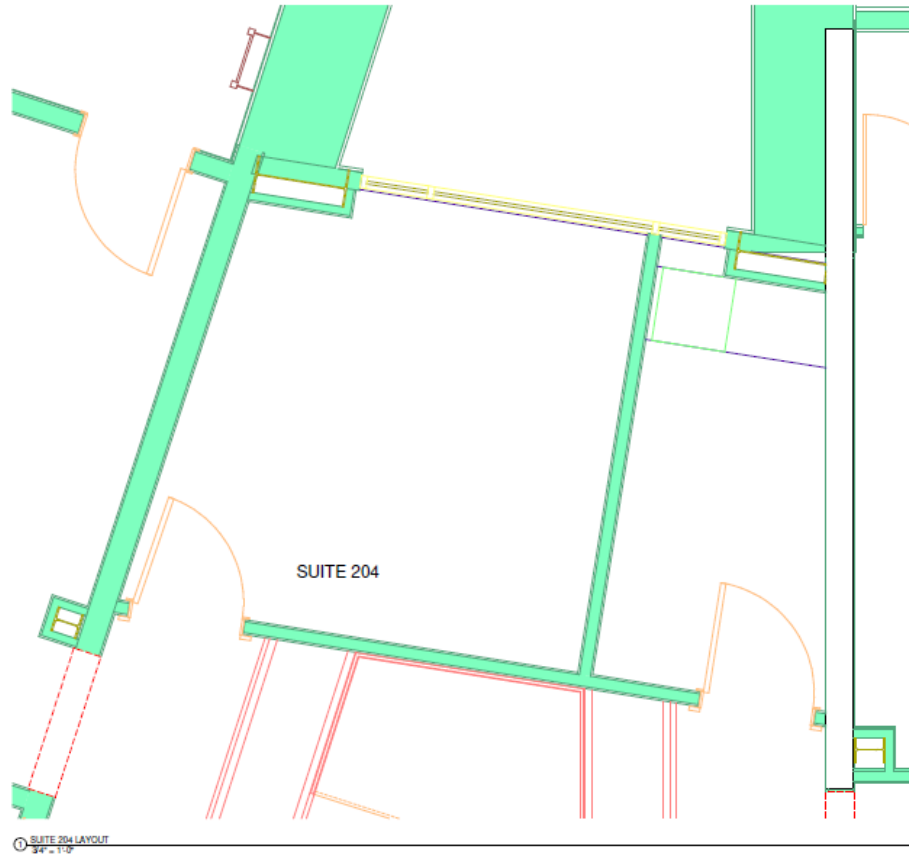
#	NO. BUILDING	SHEET
1	1801 RIVERFRONT DR.	T140
2	3/8" = 1'-0"	

Suite 204 - \$650/MO Full Svc



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185 SF



① SUITE 204 LAYOUT
3/4" = 1'-0"

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<p>FIRM NAME AND ADDRESS</p> <p>BONSAI 1001 Riverfront Dr., Suite 202 Grand Junction, CO 81501 970-255-7393</p>																	
<p>CLIENT NAME AND ADDRESS</p> <p>BONSAI DESIGN 1001 RIVERFRONT DR.</p>																	
<p>SUITE 104</p> <table border="1"> <tr> <td>NO. OF SHEETS</td> <td>SHEET</td> </tr> <tr> <td>10</td> <td>T143</td> </tr> </table>				NO. OF SHEETS	SHEET	10	T143										
NO. OF SHEETS	SHEET																
10	T143																



Riverfront Drive Office Suites



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RIVERFRONT
at las colonias **PARK**

Bonsai Professional Office Suites



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