

**GRAND MESA**  
REAL ESTATE SERVICES

**FOR LEASE**

DELTA, CO

**555 MEEKER STREET**

**5,325 SQ.FT | COMMERCIAL LEASE**

MLS #827745



FLOOR PLAN CREATED BY CUBEASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.




# **\$4,500 PER MONTH + NNN | 5,325 SQ. FT PROFESSIONAL MEDICAL/OFFICE BUILDING**

This multi-purpose building offers exceptional flexibility to accommodate a wide range of business types. Featuring over 17 private rooms—many equipped with sinks and large windows for ample natural light—this space is ideal for medical, wellness, or professional office use. A dedicated lead-lined X-ray room adds unique functionality. Additional highlights include a spacious kitchen, a large open office area with its own private entrance off Meeker Street, a welcoming reception/lobby area, a private front office or conference room, and two centrally located workstations to support team collaboration. The building's retro/vintage design enhances its inviting atmosphere, creating a warm and professional environment for clients and staff alike.

**Call to Schedule a showing today!**  
**(970) 512-3000**



**Lucinda Stanley, CCIM**  
Managing Broker

 (970) 201-2152

300 Stafford Lane Ste. 30214  
Delta, CO 81416



WWW.GRANDMESARES.COM

970-512-3000

*Information provided is deemed reliable but not guaranteed. It is advised to verify and/or seek professional advice.*



# GRAND MESA

## REAL ESTATE SERVICES

COMMERCIAL | RESIDENTIAL | MANAGEMENT

### KEY FEATURES:

- **Size:** 5,325 sq. ft. office space.
- **Location/Parking:** NWC of Meeker St. and 6<sup>th</sup> St. Across from the Delta Library and Innovation Center. Approximately 19 off-street parking stalls with on-street parking as well.
- **Layout:** Previously a medical clinic with approx. 20 exam rooms and offices. Large kitchen, separate area with private entrance fronting Meeker St., 2 central work stations, meeting/conference room in the front, large lobby area.
- **Utilities:** City of Delta – electric 1 meter; sewer, water 1 meter and trash. Black Hills Energy – 1 meter.
- **Lease Type/Terms:** Triple net lease, tenant pays property taxes, building insurance, Maintenance and utilities Minimum 3 year term with minimal annual rent increases.
- **Mechanical:** HVAC system with gas forced air for heat and central air conditioning.

Currently, a counseling center, showings are by appointment only with a 24 hour notice required.

Directions: Downtown Delta, south of Hwy 50 (Main Street) to 6<sup>th</sup> Street, east to Meeker Street.  
NWC of 6<sup>th</sup> and Meeker.



Price and terms may change without notice.

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