

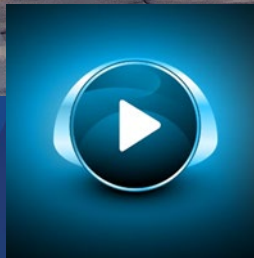
FOR SALE

\$625,000



**COLDWELL BANKER
COMMERCIAL**
MIKE FOSTER, CCIM

300 Main Street, Suite 302, Grand Junction, CO



Use these buttons to View
Partial Building Matterports

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Downtown office condo:
overlooking Main Street with elevator access

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COMMERCIAL**
PRIME
PROPERTIES

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Property Highlights:

- Prime downtown location with excellent street frontage and foot traffic
- Modern layout with flexible space to customize according to your business needs
- Ample natural light with large windows creating a bright and welcoming environment
- Convenient access to street parking, dining, and local amenities
- Ideal for startups, established firms, or investors seeking steady rental income



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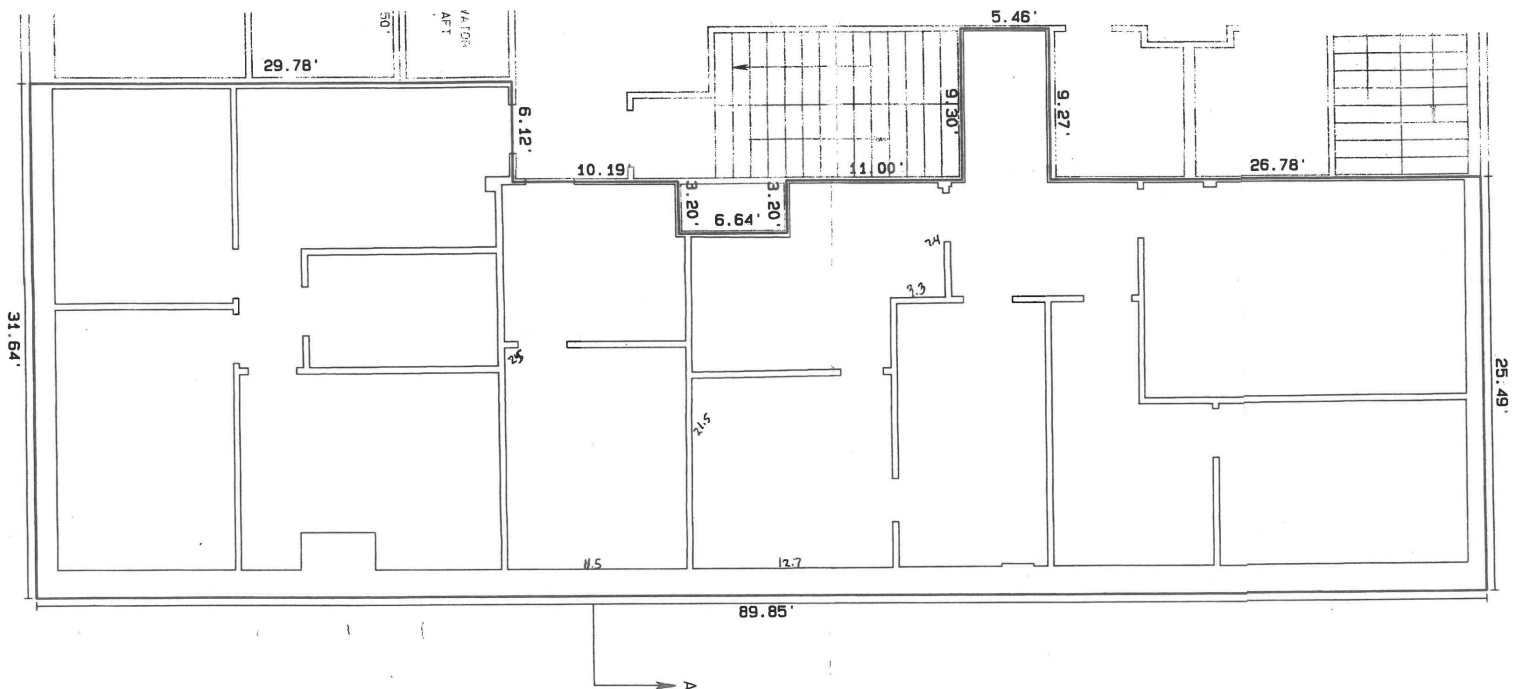
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FLOOR PLAN

➤ 2,500 sf : 10 to 13 spaces



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YOUR EPICENTER

FOR PROFESSIONAL SERVICES

As the epicenter for financial institutions, realtors and brokers, government agencies, and other service providers, Downtown provides professional services for the entire Grand Valley, Colorado, and beyond. Businesses and their employees are drawn to the area for a wide array of outdoor activities, services, and convenient access to nearby amenities and resources.

Located in the heart of Grand Junction, Downtown allows for easy access to surrounding parks that are just a short commute away. Enjoy the river walk or a concert at Las Colonias, a public/private park focused on outdoor recreation, that serves as the anchor of our Downtown's River District.

Located only two miles from Colorado Mesa University and Colorado National Monument, and less than 10 miles from Interstate-70, downtown is a popular tourist destination and attracts visitors near and far.



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