



**COLDWELL BANKER
COMMERCIAL**
PRIME
PROPERTIES

2388 Patterson Road, Grand Junction, CO 81505



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Mike Foster, CCIM | mfoster@cbcwest.com
Coldwell Banker Commercial Prime Properties

Direct: 970-244-6602
Mobile: 970-433-8374

131 N. 6th, St., Suite 200
Grand Junction, CO 81501



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Professional Office or Retail Space Available



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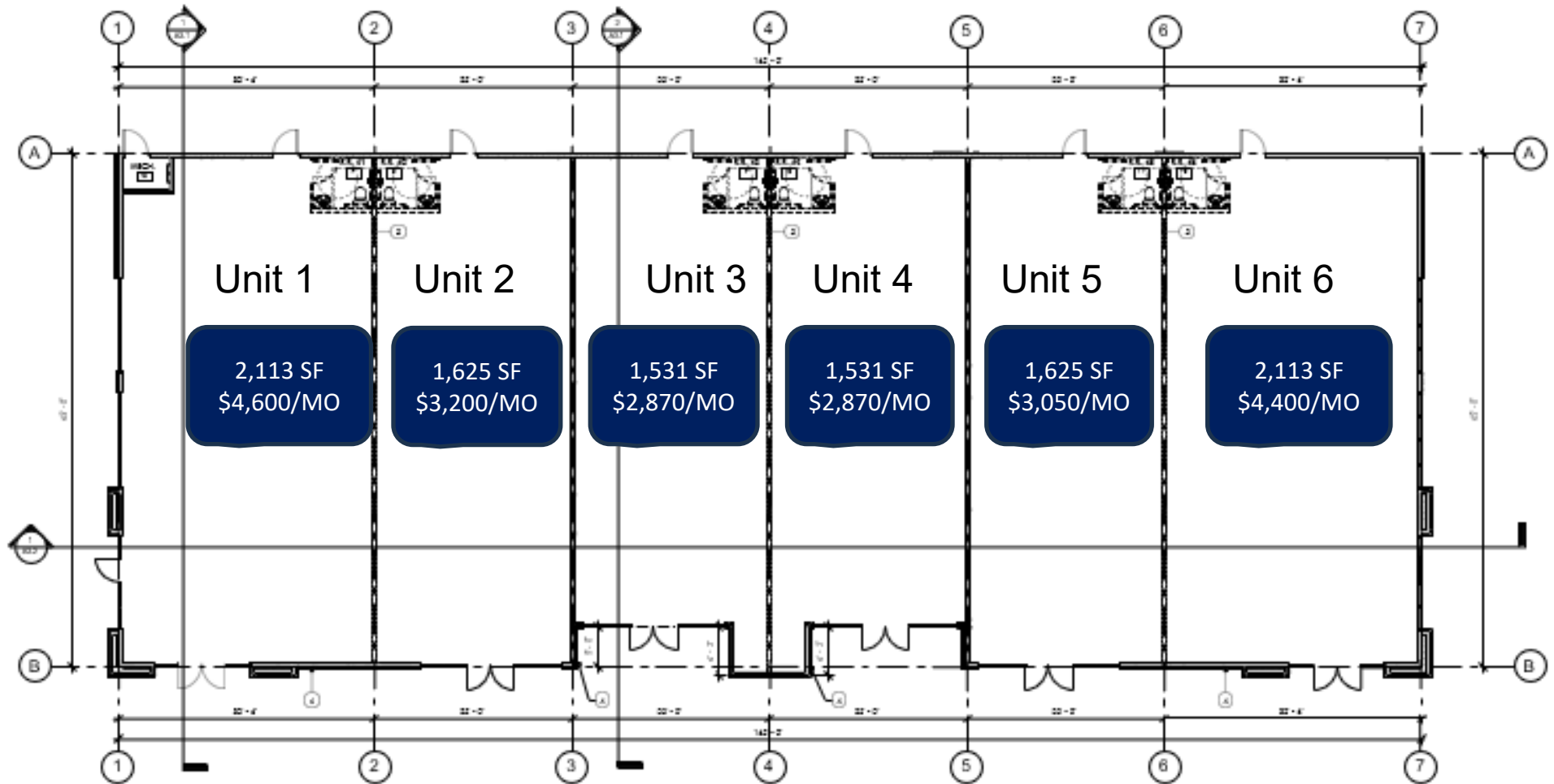
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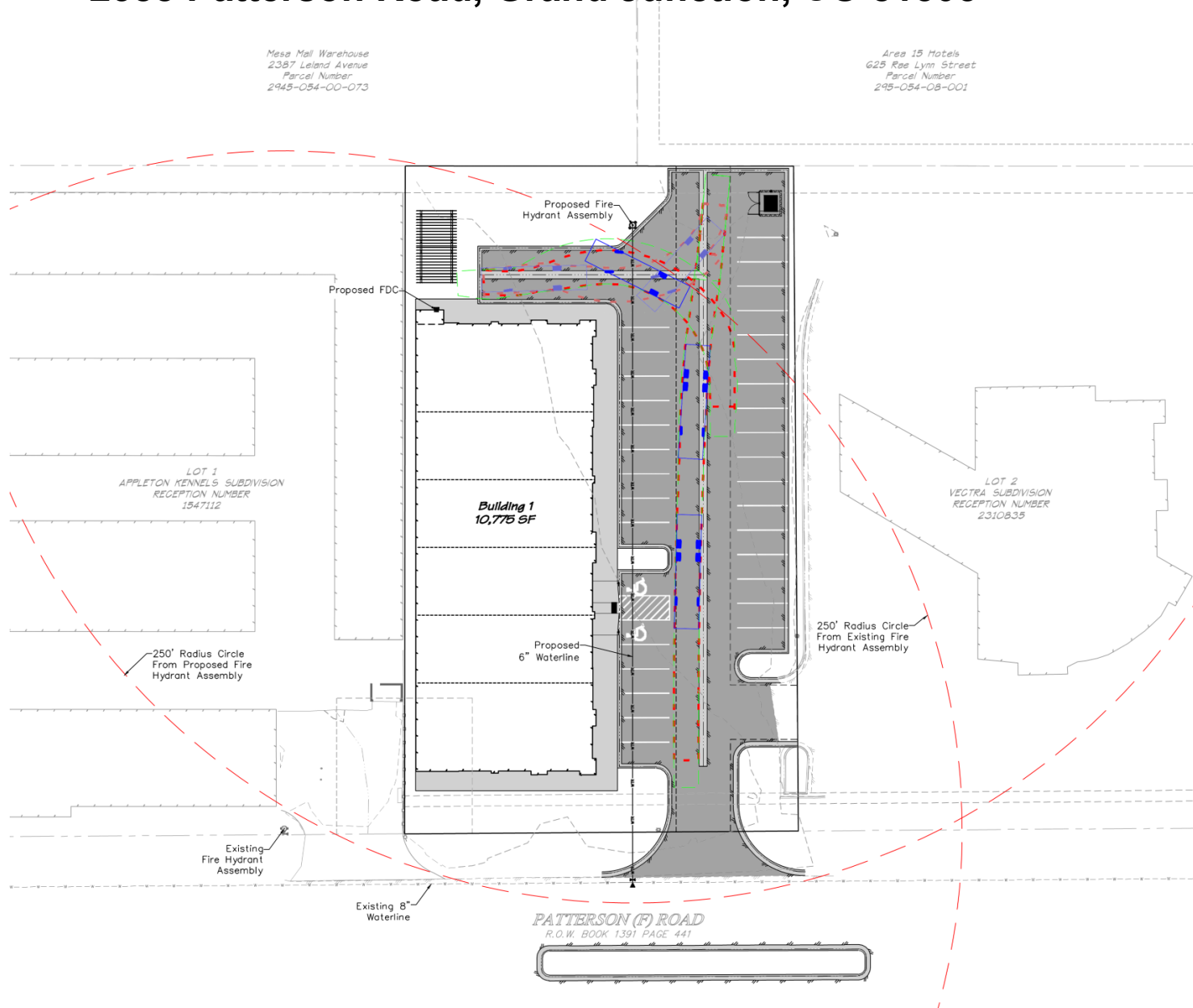
POSSIBLE CONFIGURATIONS



1. All Units = 10,538 SF @ \$19,760/MO + NNN
2. Units 4,5 & 6 = 5,269 SF @ \$9,880/MO + NNN
3. Units 5 and 6 = 3,738 SF @ \$7,450/MO + NNN
4. Possible floor layout for other unit combinations - Negotiable



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COLDWELL BANKER COMMERCIAL

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24 Road

MESA
MALL



SITE

MESA
MALL





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