

DELTA, CO

132 E 5TH STREET

801 SQ.FT | COMMERCIAL LEASE

MLS #827469 & #20253885




\$1,400 PER MO | 801 SQ. FT COMMERCIAL LEASE OPPORTUNITY

This is a beautifully laid out office is approx. 801 sq. ft. with 3 large private offices and a reception area. The common area has a nice size shared kitchen and restrooms. Situated at the southwest corner of Meeker Street and 5th Street it has great exposure and visibility. Plenty of on-street parking. The building is constructed of brick and has a split level design. The office is a mere few steps up from the main entrance. Monument signage at the corner makes the office easy to find.



Lucinda Stanley, CCIM
Managing Broker

 (970) 201-2152

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

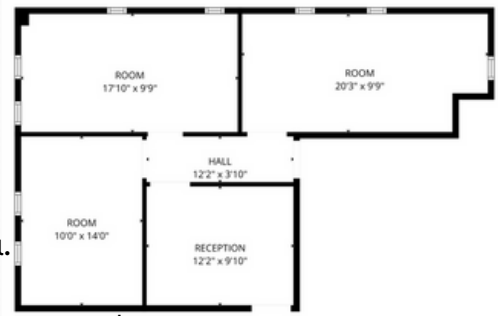
GRAND MESA

REAL ESTATE SERVICES

COMMERCIAL | RESIDENTIAL | MANAGEMENT

KEY FEATURES:

- **Size:** 801 sq. ft. office space.
- **Location/Parking:** Just off Meeker Street and 5th Street in Delta.
- **Visibility:** Excellent exposure with consistent vehicle traffic
- **Layout:** Office is conveniently located a few steps from the entrance. 3 large private rooms with a large reception area and a shared kitchen with 2 restrooms
- **Utilities:** Landlord pays electrical, sewer, water, gas. Tenant pays for their internet and janitorial services. Unit has forced gas heat with central air conditioning
- **Access:** Easy access with on-street parking. Split level building, 6 steps up to this beautiful office 24/7 hour access. Doors are locked after hours by Tenants.
- **Zoning:** Zoned for a variety of commercial uses B-1.
- **Opportunity:** Ideal for business owner that is seeking a turnkey location in a growing market.



The lease is a full service (gross) lease at a very reasonable lease price. Landlord pays for all utilities and maintenance. Tenant pays for their internet and janitorial services for their suite. Suite will be available September, 2025. Call for a personal showing.



Price and terms may change without notice.

300 Stafford Lane Ste. 30214
Delta, CO 81416



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970-512-3000

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