



FOR LEASE - 201 WEST PARK

MEDICAL OFFICE BUILDING FOR LEASE | GRAND JUNCTION



OVERVIEW

- 12,000 SF Medical / Office space
- 800-8,000 SF Office Space (2nd floor)
- 5597 SF Medical Space (1st floor)
- Size, price and improvements can vary
- Located in the heart of town - 1st and Patterson Road
- Class A Space - Brand New!

Asking \$25/SF + NNN

TRAFFIC COUNTS

1ST STREET S. OF PATTERSON 11,995 ADT
PATTERSON W. OF 1ST STREET 28,780 ADT

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

CURRENT POPULATION
DAYTIME POPULATION
TOTAL BUSINESSES
MEDIAN HH INCOME

7559

13,582

777

\$59,311

49,551

72,775

3905

\$64,639

94,581

109,340

4899

\$72,219

KYLE SERRANO
THERESA ENGLEBRECHT



970-778-0796

970-201-1849



KYLE@VENTUREGJ.COM

THERESA@VENTUREGJ.COM