



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

CURRENT POPULATION
DAYTIME POPULATION
TOTAL BUSINESSES
MEDIAN HH INCOME

1 MILE

7559
13,582
777
\$59,311

3 MILE

49,551
72,775
3905
\$64,639

5 MILE

94,581
109,340
4899
\$72,219

