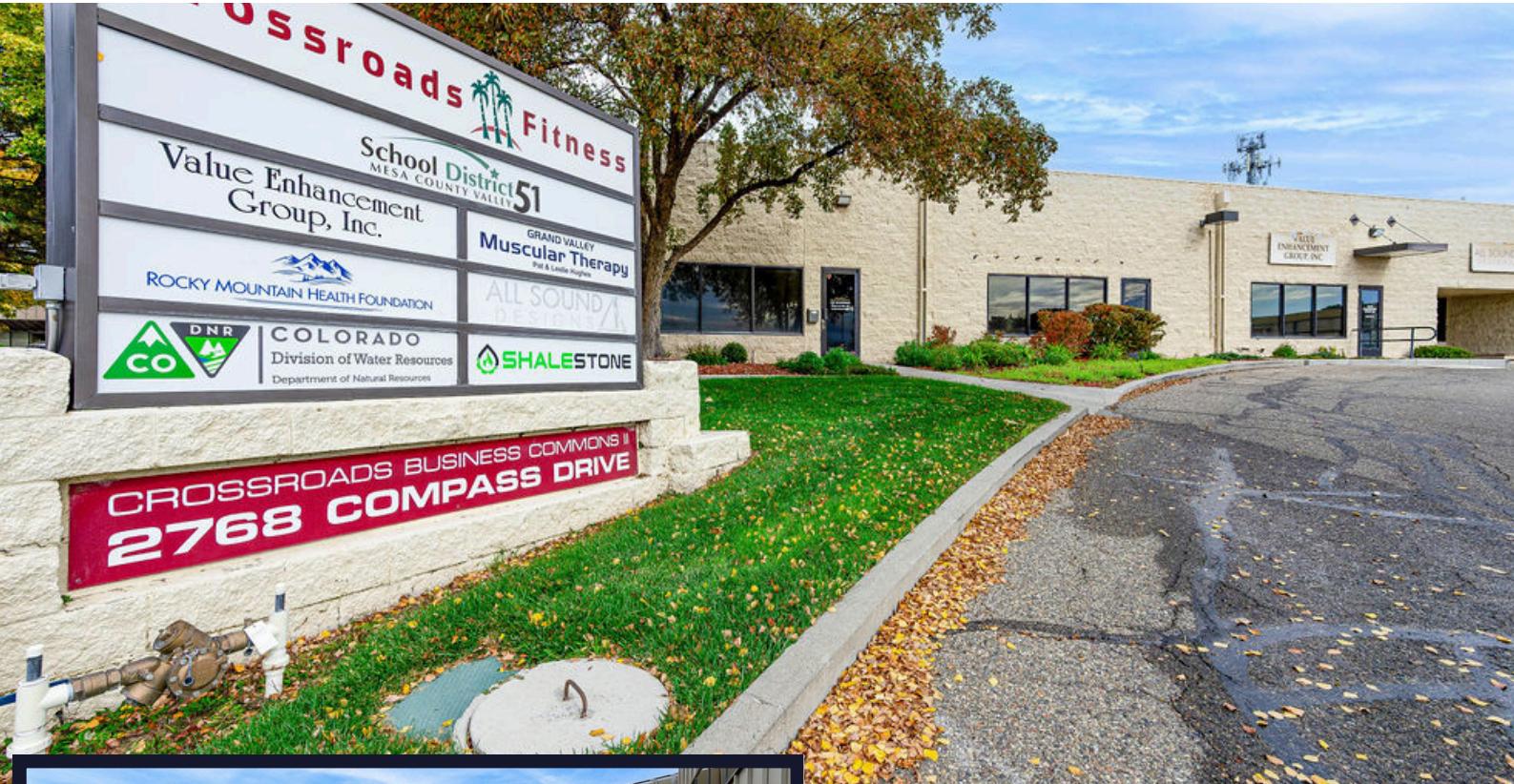


# For Lease

2768 Compass Drive, GJ

OFFICE  
SPACE  
AVAILABLE



**KYLE SERRANO**  
COMMERCIAL BROKER  
970-778-0796  
[kyle@venturegj.com](mailto:kyle@venturegj.com)  
[www.venturegj.com](http://www.venturegj.com)

**5,364 SF OFFICE SUITE**

 **2ND FLOOR**  
**\$7,599/MO**

**3200+ SF OFFICE SUITE**

 **2ND FLOOR**  
**\$4,900/MO**

**1500 SF OFFICE SUITE**

 **2ND FLOOR**  
**\$2,250/MO**

**650 SF OFFICE SUITE**

 **2ND FLOOR**  
**\$1,000/MO**

# For Lease

2768 Compass Drive, GJ Unit 201, 202, 210, 212

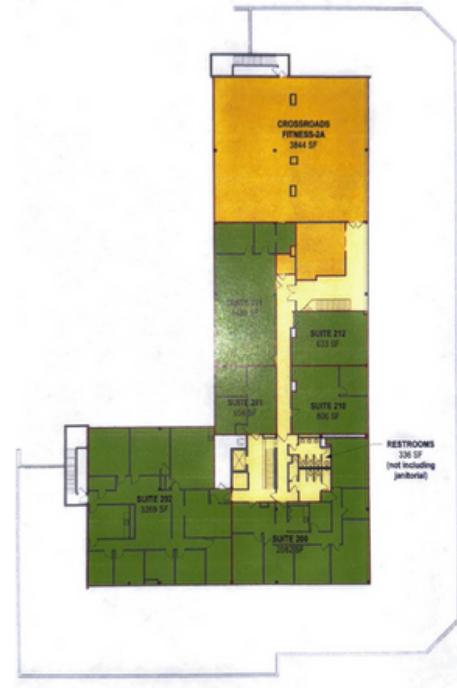
OFFICE  
SPACE  
AVAILABLE



LOCATED INSIDE THE  
CROSSROADS FITNESS  
CENTER BUILDING



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5,364 SF OFFICE SUITE  
**\$7,599/MO**

- ▶ 10+ PRIVATE OFFICES
- ▶ MULTIPLE SUITES
- ▶ PRIVATE BREAKROOM
- ▶ ELEVATOR ACCESS
- ▶ RECENTLY REMODELED

# For Lease

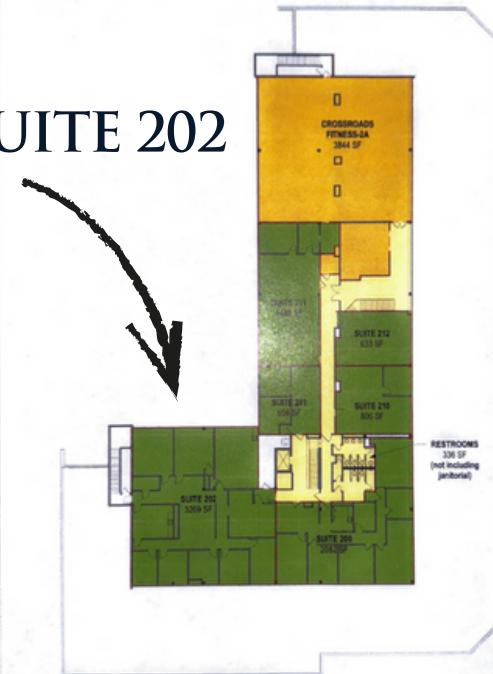
2768 Compass Drive, GJ Unit 202

OFFICE  
SPACE  
AVAILABLE



LOCATED INSIDE THE  
CROSSROADS FITNESS  
CENTER BUILDING

SUITE 202



3200+ SF OFFICE SUITE  
\$4,900/MO

- ▶ 8 PRIVATE OFFICES
- ▶ PRIVATE BREAKROOM
- ▶ FRONT LOBBY AND WAITING AREA
- ▶ RECENTLY REMODELED
- ▶ 2ND FLOOR W/ ELEVATOR



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# For Lease

## **2768 Compass Drive, GJ Units 210 & 212**



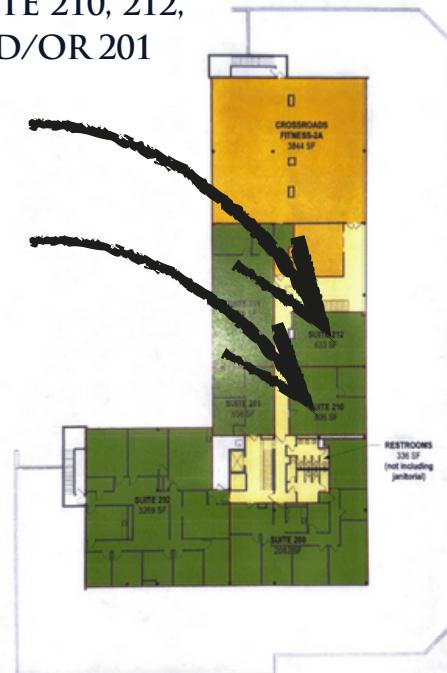
LOCATED INSIDE THE  
CROSSROADS FITNESS  
CENTER BUILDING



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# OFFICE SPACE AVAILABLE

## SUITE 210, 212, AND/OR 201



# 1500+ SF OFFICE SUITE \$2,250/MO

- MULTIPLE SUITE OPTIONS
- LOTS OF WINDOWS AND NATURAL LIGHT
- I70 ACCESS BY AIRPORT
- RECENTLY REMODELED

# For Lease

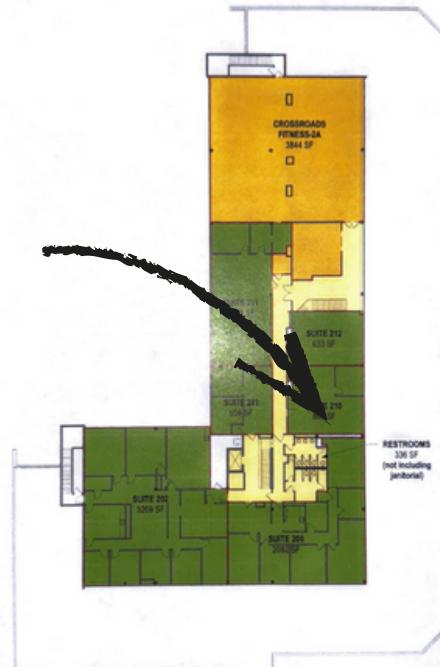
2768 Compass Drive, GJ Unit 212

OFFICE  
SPACE  
AVAILABLE



LOCATED INSIDE THE  
CROSSROADS FITNESS  
CENTER BUILDING

SUITE 212, 210, OR 201



650 SF OFFICE SUITE  
\$1,000/MO

- ▶ 2ND FLOOR
- ▶ CLOSE TO AIRPORT
- ▶ I-70 ACCESS
- ▶ ELEVATOR ACCESS
- ▶ RECENTLY REMODELED



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