



COLDWELL BANKER COMMERCIAL

PRIME PROPERTIES

FOR LEASE MEDICAL OFFICE

CANYON VIEW MEDICAL PLAZA • POD C

2373 G Road

GRAND JUNCTION, COLORADO 81505

LEASE RATE
\$28 /SF NNN

Space Available
19,418 SF

PROPERTY TYPE
Medical Office

PARKING
275 spaces

THE OPPORTUNITY

Premier medical office space at Canyon View Medical Plaza, directly attached to Community Hospital on G Road. Purpose-built for healthcare users, the two-story building offers professional finishes, abundant surface parking, and immediate visibility in Grand Junction's primary medical corridor. Can be demised to smaller spaces; contact Broker for details.

HIGHLIGHTS

- **Adjacent to Community Hospital** — anchor location within an established medical campus
- **Healthcare-zoned campus** — MU-2 zoning; subdivision dedicated to medical & wellness use
- **Built 2013 / 2015** — modern two-level construction on a 6.09-acre pod
- **275 off-street paved spaces** — generous patient & staff parking
- **High-visibility G Road frontage** with strong regional access



PROPERTY FACTS

PROPERTY TYPE	Medical Services
TOTAL BUILDING	82,586 SF
LEVELS	2
LOT SIZE	6.09 acres
YEAR BUILT	2013 / 2015
ZONING	MU-2
PARKING	275 off-street paved
LEASE RATE	\$28.00 / SF + NNN

SITE — CANYON VIEW MEDICAL CAMPUS



HEALTHCARE USE RESTRICTIONS APPLY

The property is subject to recorded covenants limiting use to permitted healthcare uses. Certain uses require owner consent. Contact broker for details.

Mike Foster, CCIM

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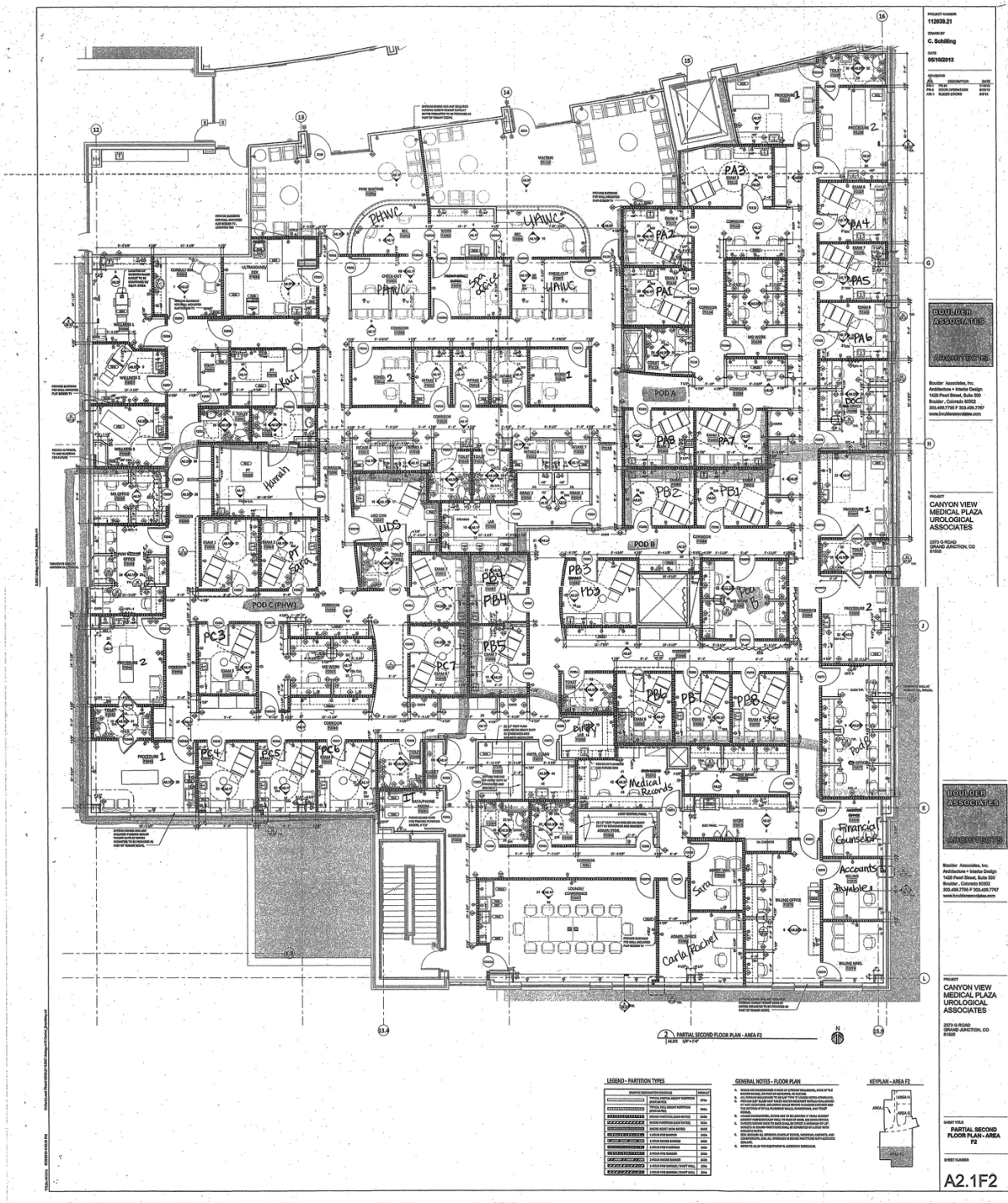
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Coldwell Banker Commercial
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