

2388 PATTERSON RD

10,538 SQ FT | FOUR FLEXIBLE LEASING OPPORTUNITIES

CONFIGURATIONS		
UNITS 1-6 (ALL)	10,538 SF	\$19,760/MO + NNN
UNITS 4, 5 & 6	5,269 SF	\$9,880/MO + NNN
UNITS 5 & 6	3,738 SF	\$7,450/MO + NNN
OTHER UNIT COMBINATIONS NEGOTIABLE		



CLICK PICTURE FOR TOUR



- PREMIUM CONSTRUCTION**
Modern architecture with stone, stucco and glass
- FLEXIBLE SPACES**
Sizes from 1,531 SF to 2,113 SF
- HIGH VISIBILITY**
Prominent location on Patterson Road
- AMPLE PARKING**
Convenient parking front and rear

CONCEPTUAL RENDERING – TENANT IMPROVEMENT LAYOUTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.
ACTUAL IMPROVEMENTS MAY VARY.

MIKE FOSTER, CCIM
Direct 970-244-6602 • Mobile 970-433-8374 • mfooster@cbcwest.com

CBCWEST.COM



**COLDWELL BANKER
COMMERCIAL**

**PRIME
PROPERTIES**

131 N. 6th St., Suite 200 | Grand Junction, CO 81501

PATTERSON PLAZA

10,538 SQ FT | FOUR FLEXIBLE LEASING OPPORTUNITIES

UNITS 1 + 2

±3,738 SF
COMBINED
Professional Office
Concept

UNIT 3

±1,531 SF
Office / Retail
Concept

UNIT 4

±1,531 SF
Medical / Wellness
Concept

UNITS 5 + 6

±3,738 SF
COMBINED
Showroom / Flex
Concept



PREMIUM CONSTRUCTION

Modern architecture with
stone, stucco and glass



FLEXIBLE SPACES

Sizes from ±1,600 SF
to ±4,000 SF



HIGH VISIBILITY

Prominent location on
Patterson Road



AMPLE PARKING

Convenient parking
front and rear

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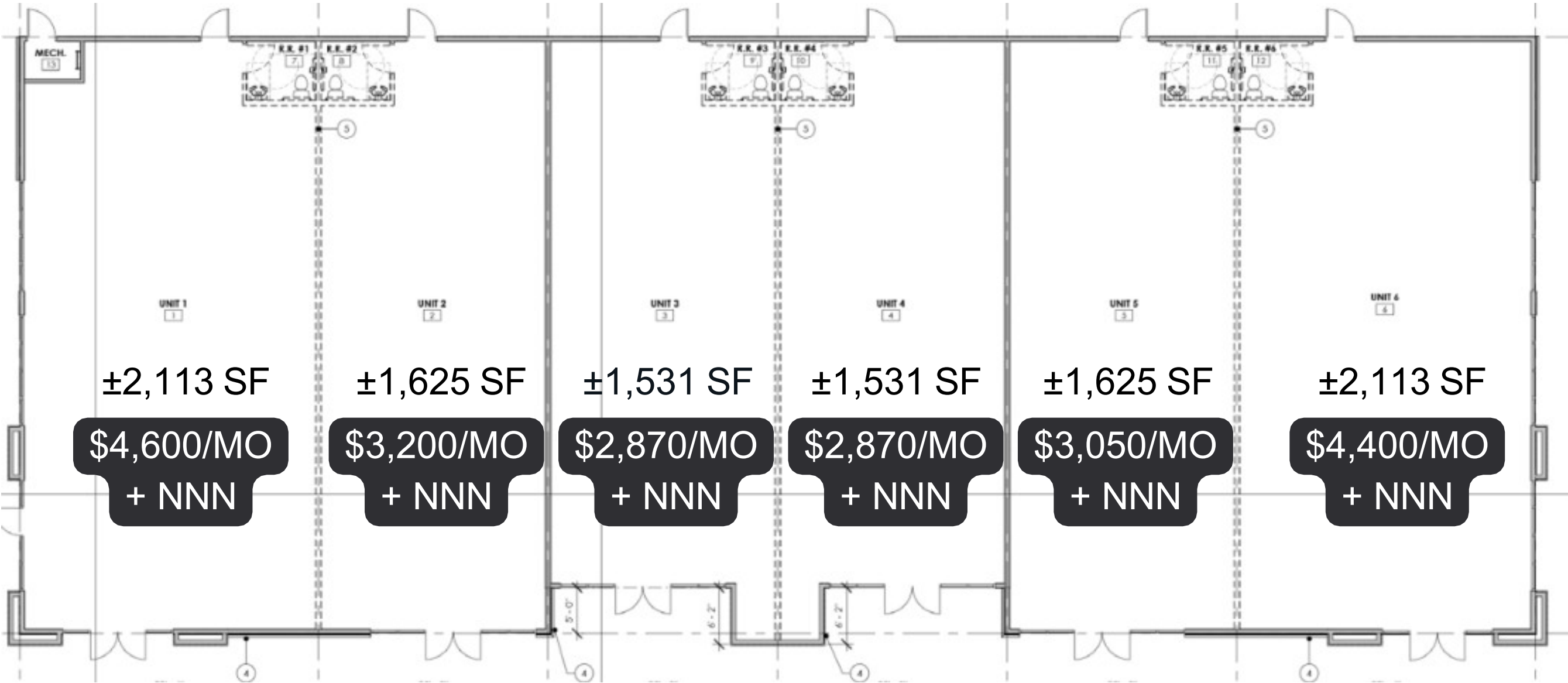
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OTHER UNIT COMBINATIONS
NEGOTIABLE

FLOOR PLAN



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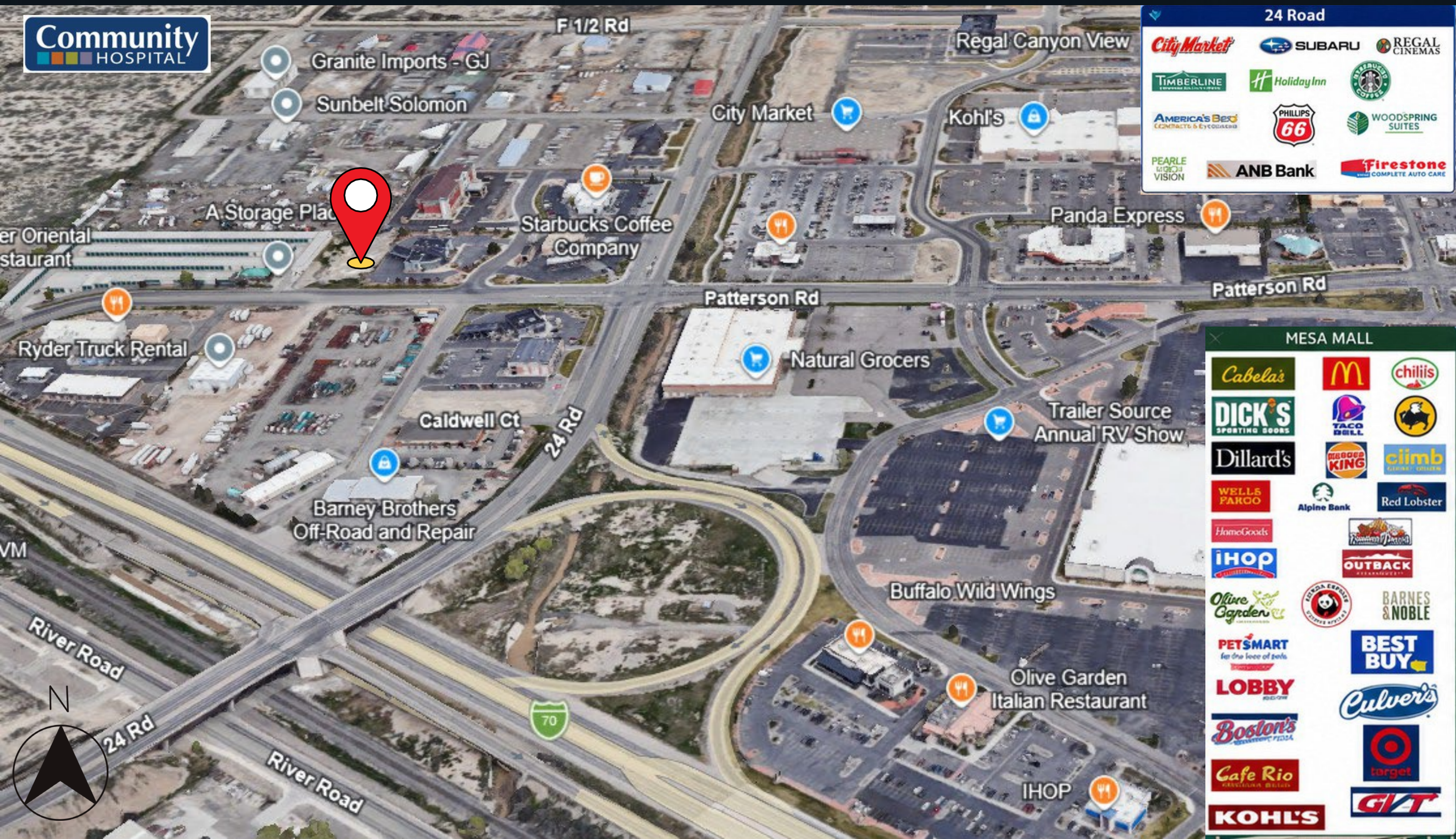
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PATTERSON PLAZA

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TRAFFIC COUNT
±25,000 VPD

TRADE AREA
150,000+

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