

MEDICAL OFFICE SPACE FOR LEASE

3150 N. 12TH STREET #T1000

Grand Junction, CO 81506



OVERVIEW:

- 1,174 SF of medical office space
- 4 private rooms and lobby/reception
- Common area breakroom and conference rooms
- Lease includes janitorial, internet and phone

TRAFFIC COUNTS:

12 th Street	Midway Avenue	11,000	ADT
N 12 th Street	Lowell Court	10,523	ADT

Demographics	1 Mile	3 Mile	5 Mile
Current Population	11,099	55,381	9,871
Average HH Income	\$56,024	\$58,941	\$64,202
Businesses	412	3,971	4,917
Daytime Population	15,307	75,865	111,629

FOR LEASE: \$3,803/MO GROSS FULL SERVICE

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