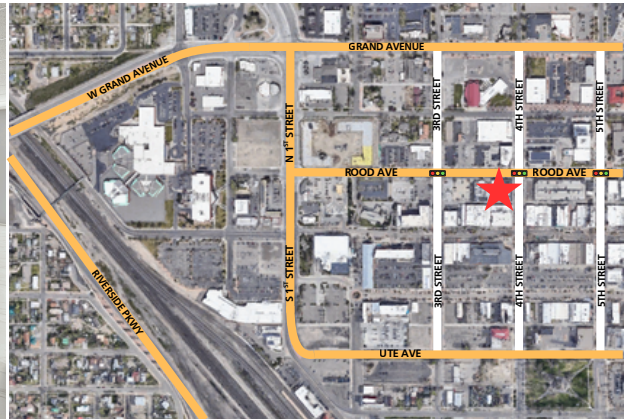


OFFICE/RETAIL SPACE FOR LEASE

145 N 4TH STREET

Grand Junction, CO 81501



OVERVIEW:

- 10,000+ SF building
- Recent updates include paint and flooring
- Over a dozen private rooms
- Large conference rooms and workspaces
- Great visibility at signalized light
- Downtown location with proximity to local dining, shopping, and entertainment

TRAFFIC COUNTS:

Rood Avenue	N 4 th Street	2,500	ADT
Grand Avenue	N 5 th Street	15,781	ADT

Demographics	1 Mile	3 Mile	5 Mile
Current Population	6,847	55,654	98,793
Average HH Income	\$56,012	\$66,376	\$74,685
Businesses	1,314	3,740	4,842
Daytime Population	14,762	71,434	110,240

FOR LEASE: \$8,053/MO + NNN

Brian Bray | 970.986.0446 | Brian@brayandco.com