

FOR LEASE

MLS 827540

**WELLS  
GROUP**  
REAL ESTATE



**ONE MONTH FREE RENT  
PER EVERY YEAR OF LEASE TERM**  
LANDLORD WILL PROVIDE A GENEROUS TENANT  
IMPROVEMENT ALLOWANCE FOR ANY LEASE 3+ YEARS

Prime Rivergate Location Located on the first floor of the Animas Surgical Hospital Rivergate Medical Center, this well-appointed medical office offers an ideal setup for physicians or healthcare professionals. The space features a welcoming reception and waiting area, multiple open and private treatment rooms, private offices, a kitchen/breakroom, ample storage, a private balcony, one half-bath, and one 3/4 bathroom.

**575 Rivergate Lane  
Suite 109  
Durango, CO 81301**

2,568 RSF

**PRICE \$22.50 / SF NNN**

FOR MORE INFORMATION ABOUT THIS PROPERTY



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