



FOR LEASE · AVAILABLE NOW

600 Rood Avenue, Suite 101

Grand Junction, Colorado 81501

\$2,440 / MONTH

\$13.00 / SF · Triple Net

2,252 SF

Available Space

Lower Level

Unit Location

3

Building Levels

1955 / 2020

Built / Remodeled

Commercial

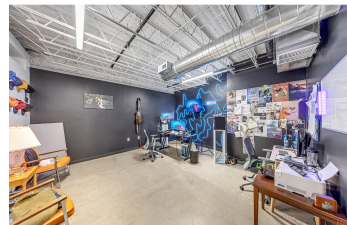
Zoning

Property Overview

Exceptional lower-level commercial suite in the heart of downtown Grand Junction. This 2,252 SF space features upper windows for natural light, a spacious closet area, shared common-area restrooms and a full kitchen, plus convenient elevator access. Each unit is served by its own 100% dedicated HVAC system. Solar panel awnings power the entry and lounge area. Ready for immediate occupancy.

Features & Amenities

- Dedicated 100% HVAC per unit
- Solar panel awnings (entry & lounge)
- Elevator access
- Handicap accessible
- Shared kitchen & common restrooms
- Automated lighting controls
- Programmed thermostat
- Refrigerated central air
- Brick & concrete masonry construction
- On-street parking available
- Corner location at 6th & Rood Ave



NW corner of 6th Street & Rood Avenue · Downtown Grand Junction

LEASE TERMS

Triple Net (NNN)

LEASE TYPE

\$13.00 / SF / Yr

RATE

Month-to-Month

TERM