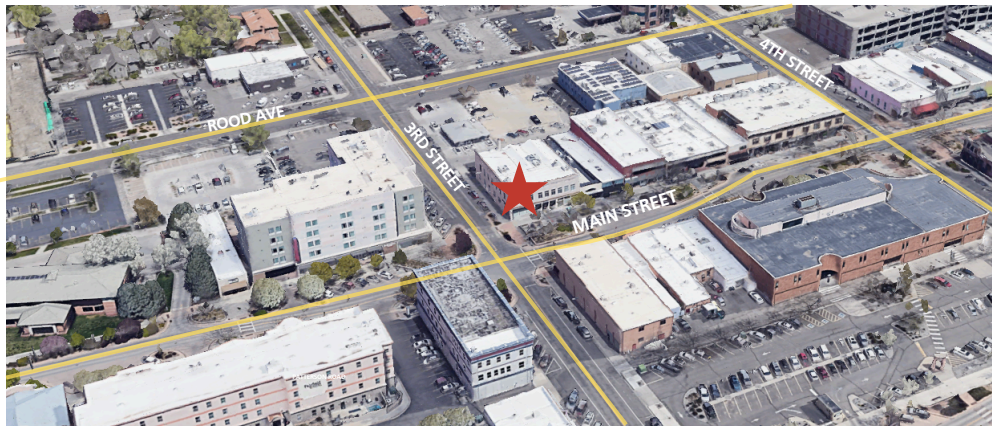


# Downtown Office Condo For Lease

300 Main Street Units #301 & 303 | Grand Junction, CO  
Commercial Building



## OVERVIEW:

- Total of 1,682 SqFt available
- Seven private offices
- Reception and Kitchenette
- Storage rooms available
- On the corner of 3<sup>rd</sup> and Main

## TRAFFIC COUNTS

Ute Ave	S of 3 <sup>rd</sup> Street	9000 VPD
Pitkin Ave	S of 5th Street	12000 VPD

Demographics	1 Mile	3 Mile	5 Mile
Current Population	6,545	53,691	96,770
Average HH Income	\$52,309	\$58,207	\$64,778
Businesses	1,314	3,688	4,786
Daytime Population	14,376	70,104	109,215

# FOR LEASE : \$3,084/Month Mod. Gross

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