



FOR SALE or FOR LEASE

818 Grand Ave. Glenwood Springs, CO

Prime Location - Downtown Office Space
Upgraded Finishes, High Ceilings & Exposed Brick



818 Grand Ave - Exterior of Dental / Medical Building (Front)

818 Grand Avenue, located near the banks of the Colorado River, was constructed in 1925 for Glenwood Light & Water Co. The single-occupant commercial (**Medical/Dental, Retail, Office**) building was fully renovated in 2021 & has free street parking directly in front of property. 2 dedicated parking spaces are at rear entrance to building. Additional free covered parking for employees and visitors is only a few steps away in City garage at 9th & Cooper. The proximity to amenities on Grand Avenue (the 'Main Street' in Glenwood Springs) offers great access to restaurants, breweries, hotels and other popular local retailers.

This centralized downtown location is 40 miles from Aspen, 60 miles from Vail & 85 miles from Grand Junction as well as only 5 minutes to reach Interstate 70.



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818 Grand Avenue
Glenwood Springs, CO 81601



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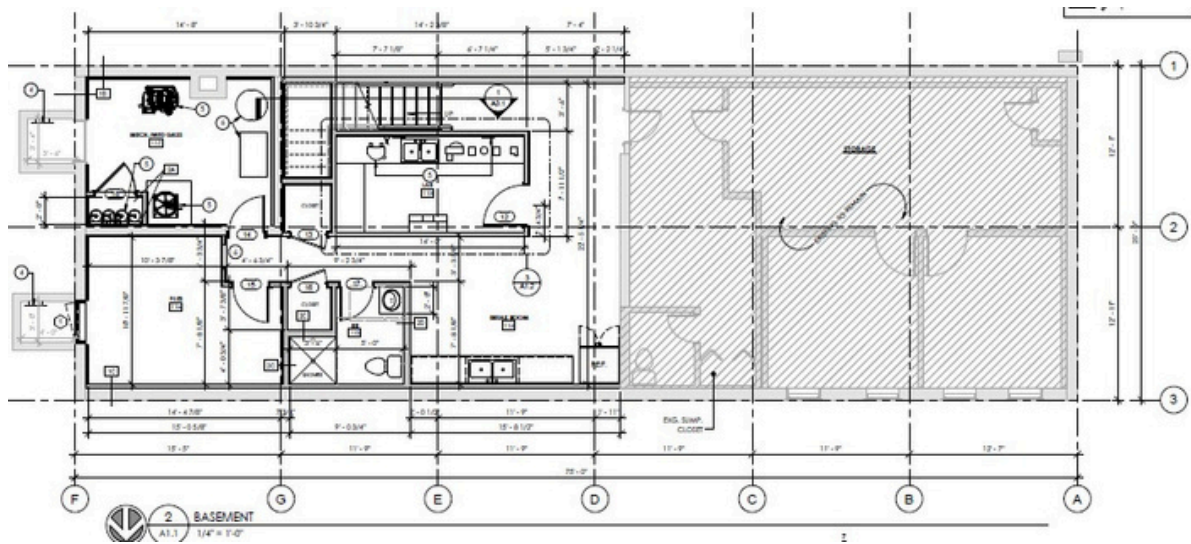
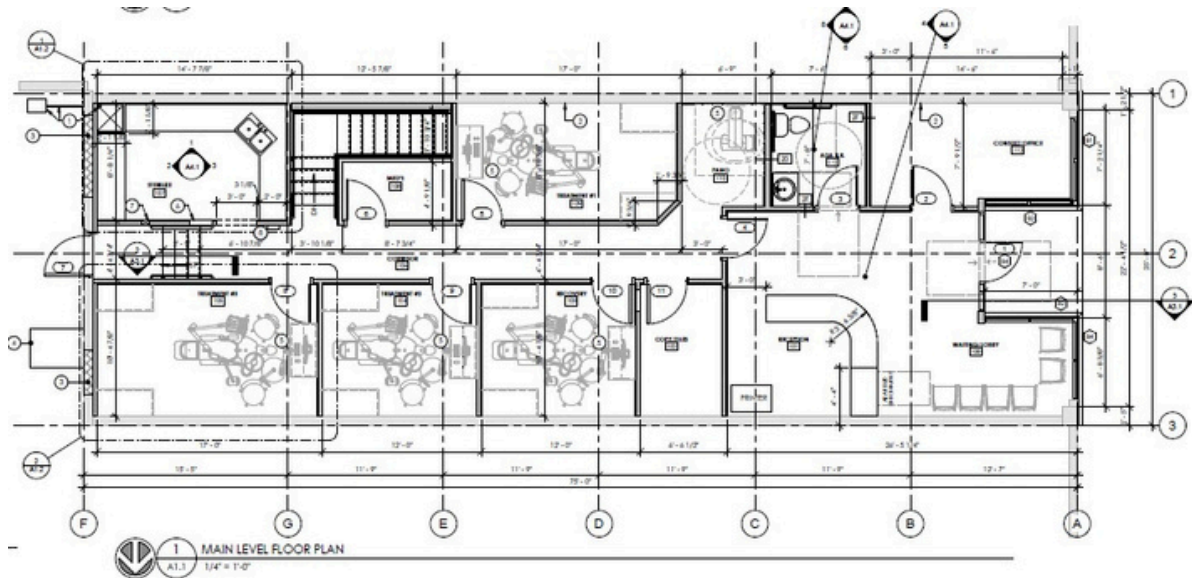
Reception with Built-In Desk (Main Level)

Property Details

- **Total Space Available:** 3,405 SF
 - »»» **Main Level:** 1,600 SF
 - Lease Rate:** \$29.00/SF + NNN
 - »»» **Lower Level:** 1,805 SF
 - Lease Rate:** Negotiable
- **Sale Price:** \$1,350,000
- **Space Type:** Office (Dental / Medical)
- **Lease Term:** 5 - 10 Years
- **2024 Property Taxes:** \$20,958
- **2025 Property Insurance:** \$4,177
- **Association Dues:** None
- **Fully Renovated Building in 2021**



Reception - View Overlooking Main Entry & Grand Ave (Main Level)



Space Description - Main Level

- Large Reception with Built-In Desk
- Conference Room
- 4 Dental / Medical Exam Rooms
- Work / File Room with Sink
- Restroom
- Server / Telecom Room

Lower Level

- Work Area 1 with Sink
- Work Area 2 with Sink
- Mechanical Room
- Restroom with Shower
- Storage Room

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Reception with High Ceilings, Brick Wall, Upgraded Lighting & Built-In Desk (Main Level)



Work / File Room with Sink (Main Level)



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Dental / Medical Office - 1 of 4 Exam Rooms (Main Level)



Work Area 1 - Cabinets with Sink (Basement)



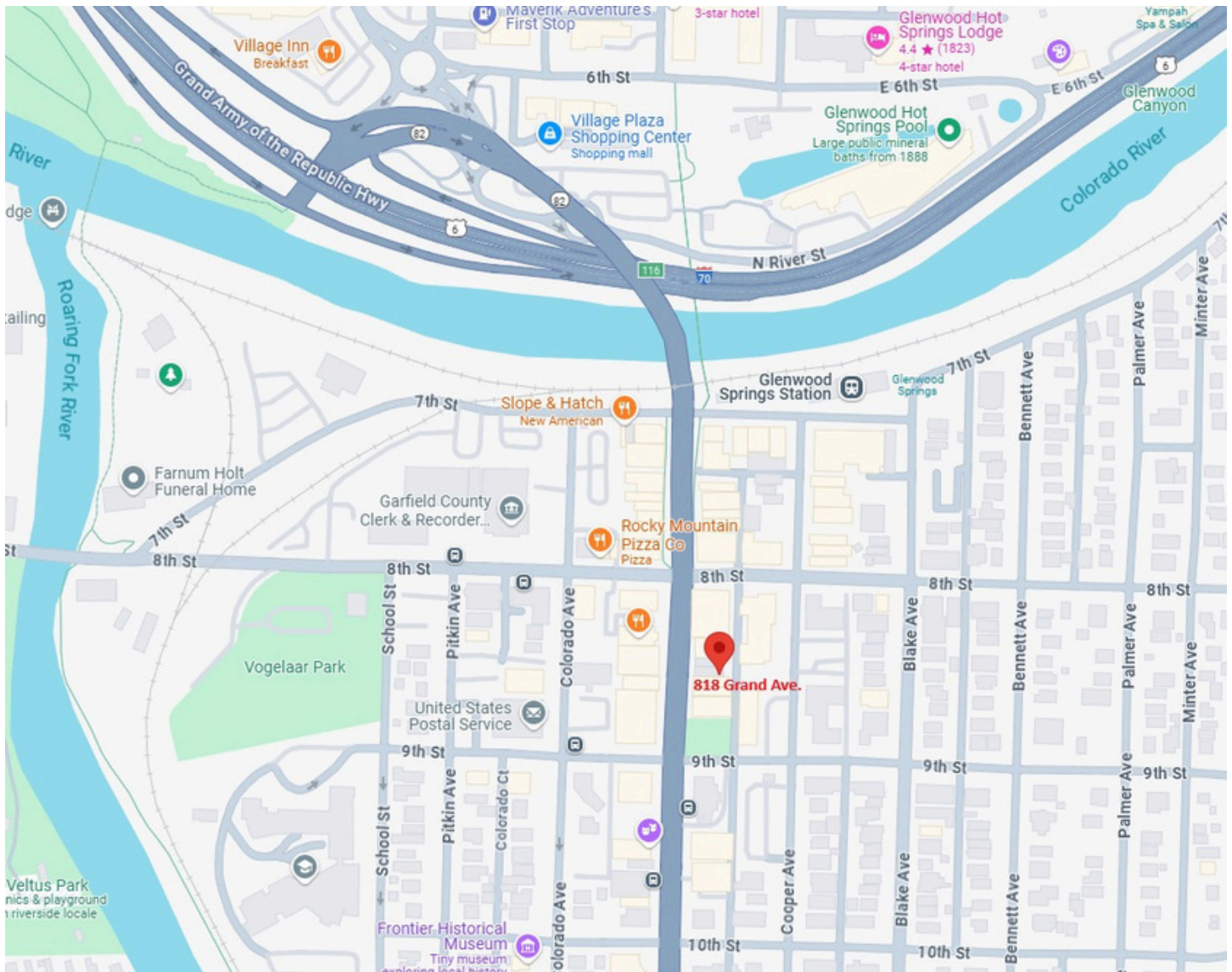
Work Area 2 - Cabinets with Sink (Basement)

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Location Details

- Next to Glenwood Springs Visitor Center - The Heart of Downtown
- 5 Minutes from Interstate 70
- 40 Miles from Aspen
- 60 Miles from Vail
- 85 Miles from Grand Junction



Map - Downtown Glenwood Springs - 818 Grand Avenue