



FOR LEASE - 201 WEST PARK

MEDICAL OFFICE BUILDING FOR LEASE | GRAND JUNCTION



OVERVIEW

- 12,000 SF Medical / Office space
- 800-8,000 SF Office Space (2nd floor)
- 5597 SF Medical Space (1st floor)
- Size, price and improvements can vary
- Located in the heart of town - 1st and Patterson Road
- Class A Space - Brand New!

Asking \$25/SF + NNN

TRAFFIC COUNTS

1ST STREET S. OF PATTERSON 11,995 ADT
 PATTERSON W. OF 1ST STREET 28,780 ADT

DEMOGRAPHICS

CURRENT POPULATION
 DAYTIME POPULATION
 TOTAL BUSINESSES
 MEDIAN HH INCOME

1 MILE

7559
 13,582
 777
 \$59,311

3 MILE

49,551
 72,775
 3905
 \$64,639

5 MILE

94,581
 109,340
 4899
 \$72,219

