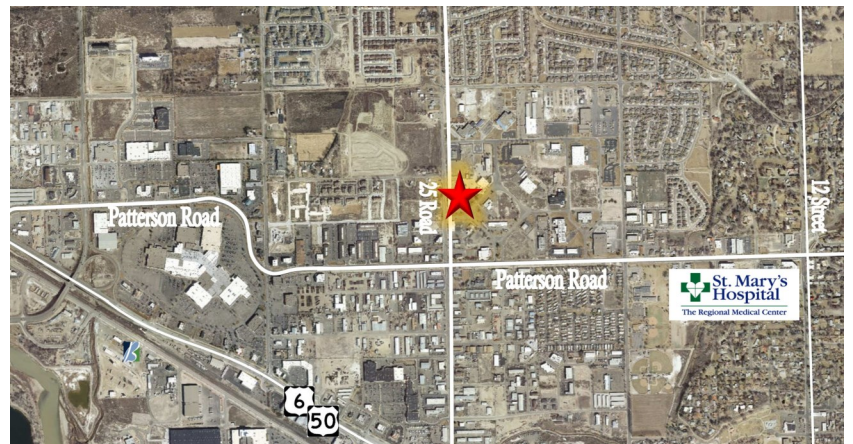
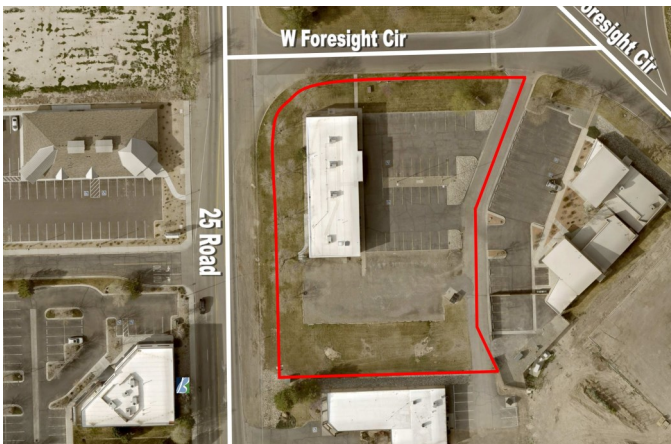
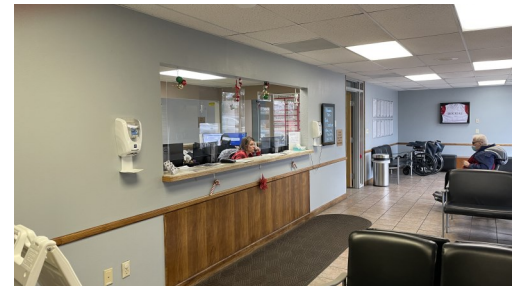


FOR LEASE

2503 Foresight Circle | Grand Junction

Medical Office Building



OVERVIEW:

- 7,000 SF prime medical office space
- Located on corner in a busy medical business/ office park
- 1.44 acres lot offers 50+ parking spaces
- Medical & office furniture is available in space for Tenant

TRAFFIC COUNTS:

Patterson Road: East of 25 Road: 26,000 VPD
 25 Road: North of Patterson 13,300 VPD

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Current Population	5,867	43,458	83,971
Daytime Population	10,478	63,740	100,498
Business	796	3,413	4,692
Median HH Income	\$64,651	\$60,639	\$62,959

OFFERED AT: \$25.00/SF/YR + NNN

Theresa Englbrecht | 970.201.1849 | Theresa@brayandco.com