

**FOR LEASE**

Office or Retail  
Special First Year Pricing

HOTCHKISS, CO  
SUITE # C - SECOND FLOOR  
3 Offices | Conference Space | Kitchen  
MLS # 819043



**SPECIAL PRICING TO GET YOUR BUSINESS OPERATING!**

**Prime Commercial Space in Renovated Landmark Building – Downtown Hotchkiss**

Discover a beautifully renovated landmark building in the heart of booming downtown Hotchkiss, Delta County. Located on the main shopping street with over 12,000 vehicles daily ensures excellent visibility and exposure to both vehicle and foot traffic.



LUCINDA STANLEY, CCIM

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**Showings by appointment only. Call today (970) 512-3000**





1,084 ± usable sq.ft. / 1,200 ± rentable sq.ft



3 private rooms/offices



Private stairway access

All Electric kitchen

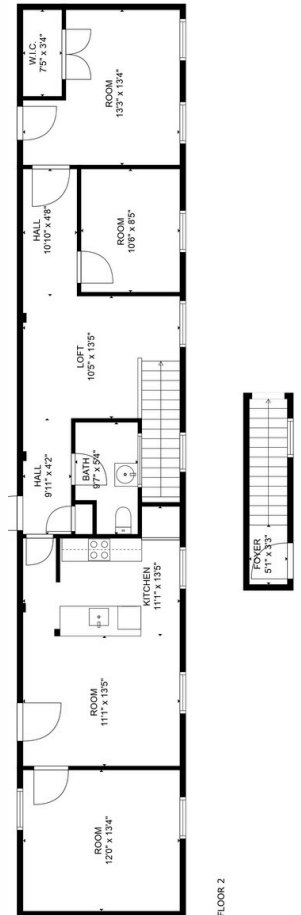


Remodeled restroom

## KEY FEATURES

- **High-Visibility Location:** Over 12,000 cars pass this space daily, at under 25mph. Across the street from one of highest grossing retail stores in Hotchkiss, and the Town's post office.
- **Modern Updates:** A charming historic building with stylish renovations, windows in every room and tube lighting, large kitchen, all electric and upgraded bathroom
- **Entrance:** On the east side of the building fronting the Town's Pocket Park, private entrance to upstairs Suite.
- **Convenient Parking:** On-street and off-street parking for easy customer access
- **Dynamic Business Environment:** Thriving downtown setting, perfect for entrepreneurs. Walking distance to the county fair grounds that bring thousands of customers, access to 9 restaurants/coffee houses, and other retail shops.
- **Leasing Terms:** First Year move in special base rent \$960 / month plus estimated operating expenses at \$493 per month, minimum of 2 year lease with minimal annual increase. Additional extensions available.
- **Tenant Pays:** Estimated Operating Expenses, Cleaning of suite, windows, security, trash, any tenant Improvements and shared utilities.

Suite C: Floor Plan



One of the Owners is a licensed Colorado real estate broker. Pricing and availability may change at any time, at Owner's sole discretion without notice. Interested parties to verify information. Owner reserves the right to approve or disapprove any application for any reason.