

# MEDICAL OFFICE BUILDING FOR LEASE GRAND JUNCTION, CO







970-892-2200

www.venturegj.com



## PROPERTY DETAILS

- 201 WEST PARK, GRAND JUNCTION, CO
- Units priced at \$25/SF + NNN
- Units range from 5K 12K SF
- 12,000+ SF of contiguous rentable space
- Class A Space Medical Office

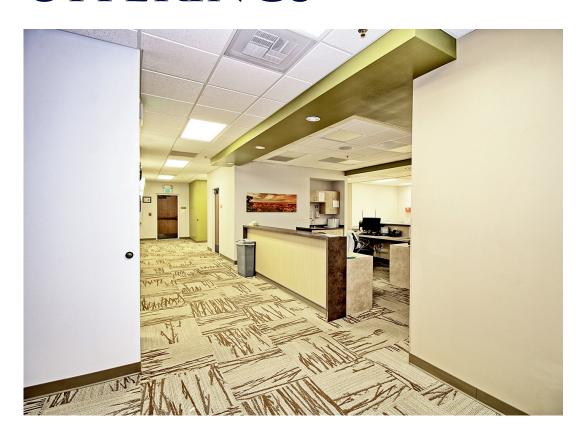
- Located in the heart of the GJ Medical Corridor
- TI's available; subject to negotiation
- Built in 2012
- 2 Floors with Elevator
- Shared Conference Room with Views

**Kyle Serrano:** 970-778-0796 / kyle@venturegj.com





## **OFFERINGS**



### **SUITES**

Suite 101 - Surgery Center Suite 100 - Clinical Center Second Floor Suite 204 Suite 201

#### SIZE

6,007 SF

### **LEASED**

7,047 SF 2,682 SF

1,730 SF

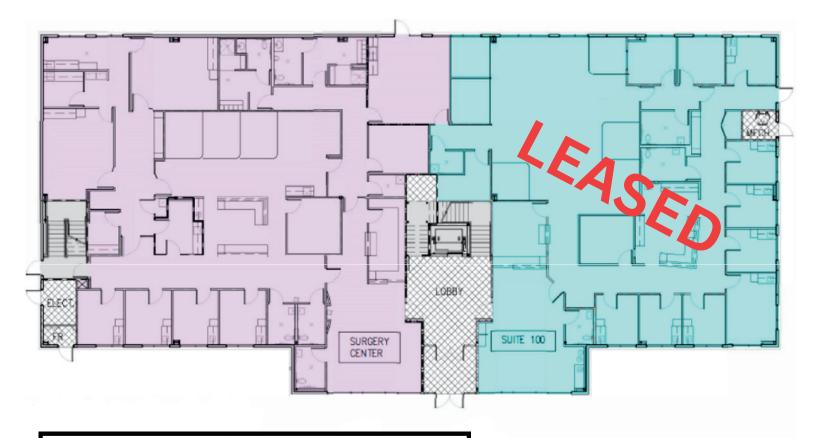
**Kyle Serrano:** 970-778-0796 / kyle@venturegj.com



<sup>\*</sup>more options may be available - call broker for details



## FLOOR PLAN - 1<sup>ST</sup> STORY



STE	RENTABLE
SURGERY CENTER	6,007 sf
100	LEASED

**Kyle Serrano:** 970-778-0796 / kyle@venturegj.com

Theresa Englbrecht: 970-201-1849 / theresa@venturegj.com





## FLOOR PLAN - 2ND STORY



STE	RENTABLE
201	1,730 SF
202	844 SF
203	1,719 SF
204	2,682 SF

Kyle Serrano: 970-778-0796 / kyle@venturegj.com

Theresa Englbrecht: 970-201-1849 / theresa@venturegj.com



# VENTURE GROUP

# **PHOTOS**













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2.2 Acres with scenic views of the Colorado National Monument and Bookcliff Mountains

Plentiful Parking: over 65 Parking Spaces

Excellent surrounding business community; a mix of tenant uses

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THERESA ENGLBRECHT
Commercial Broker



#### **Education:**

Bachelors of Science degree in Mechanical Engineering, Northern Arizona University

#### **About Theresa:**

Theresa is an experienced commercial real estate professional with an impressive record of success. Theresa has a broad back ground that enables her to meet the widerange of needs for her clients.. Described as organized, competent and resourceful, Theresa has over 20 years of Commercial market experience and knowledge, with a focused determination to make each commercial real estate endeavor a success.



KYLE SERRANO
Commercial Broker



#### **Education:**

Bachelors Degrees in Finance & Marketing / Colorado Mesa University

#### **About Kyle:**

Kyle specializes in Commercial Real Estate sales and leasing in the Western Colorado region. Having completed over \$100,000,000 in sales volume throughout his career, Kyle is versed in various industries in the local CRE marketing, including assets classes such as medical, industrial, retail, multi-family, office, land, and more...

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