

MEDICAL OFFICE BUILDING FOR LEASE GRAND JUNCTION, CO



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201 WEST PARK DR.
GRAND JUNCTION, CO
81505



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



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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

*more options may be available - call broker for details

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

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



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FLOOR PLAN - 1ST STORY



STE	RENTABLE
SURGERY CENTER	6,007 sf
100	LEASED

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FLOOR PLAN - 2ND STORY



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

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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 background that enables her to meet the wide-range 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..

