

The Shoppes at Delta
Office Suites | Retail | Drive-Thru Pads Available



**OFFICE SUITES
INCLUDE:**

LOUNGE

LOBBY

KITCHENETTES

CONFERENCE ROOM

- Nice Office Suites Located on Highway 92 across from Safeway and Wal-Mart
- Ready for Immediate Occupancy
- Building is ADA Accessible with Elevator and Upgraded Restrooms
- Flexible Lease Terms
- Directory Signage Available with Excellent Parking and Visibility
- Easy Access to Downtown, Delta County Memorial Hospital and Shopping Areas
- Large Conference Room, Lobby and Kitchenettes Shared by Office Suite Tenants
- Public Restrooms and Private Restrooms, One with Shower
- Elevate Broadband High Speed Internet Now Available!
- Open Normal Business Hours with 24/7 Access
- Several Double Office Suites (interior) with Tube Lighting for Natural Light.
- Individual Suites from \$415/month



Current Availability

Suite No.	Size	Rate
30211	168 USF ±	LEASED
30214	155 USF ±	LEASED
30215	152 USF ±	\$410.00
30216	235 USF ±	LEASED
30217	160 USF ±	LEASED
30218	164 USF ±	\$435.00
30219 (WINDOW)	284 USF ±	LEASED
30220	155 USF ±	\$415.00
30221 (WINDOW)	212 USF ±	LEASED
30222	155 USF ±	\$415.00
30223 (WINDOW)	245 USF ±	LEASED
30224	212 USF ±	LEASED

Office Suites Minimum 1 & 2 year lease terms

Suite No.	Size	Rate
30225	284 USF ±	LEASED
30226	163 USF ±	LEASED
30246	277 USF ±	LEASED
30247	292 USF ±	LEASED
30248	296 USF ±	LEASED
30249	765 USF ±	LEASED
30250	568 USF ±	LEASED
30280	2,848 USF±	TBD +NNN
30212	168 USF ±	LEASED
30213	155 USF ±	LEASED

USF = Usable Square Feet / RSF = Rentable Square Feet

NNN = Triple Net Lease (CAM Fees) Long term leases

Suite Rates may change at any time without notice

Amenities for Suites 30211 thru 30226



Amenities for Suites 30246 thru 30250



SOLAR TUBE NATURAL LIGHTING



Grand Mesa Real Estate Services

300 Stafford Ln, Ste. 30214

Delta, Colorado 81416

www.GrandMesaRES.com

970-201-2152 cell

970-512-3000 office



*Information provided is deemed reliable but not guaranteed by the Brokers.
It is advised to verify all information and/or obtain professional advice. Price and terms may change without notice.*

The Shoppes at Delta Office Suites/Build to Suit



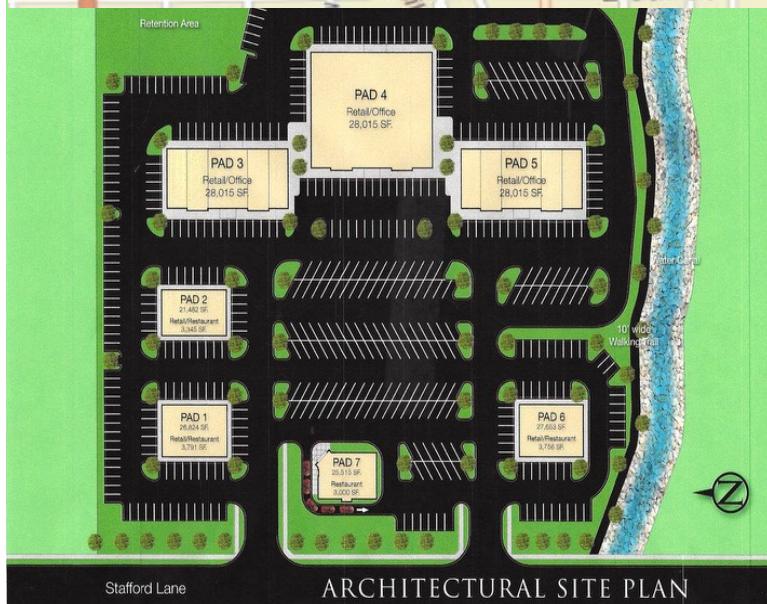
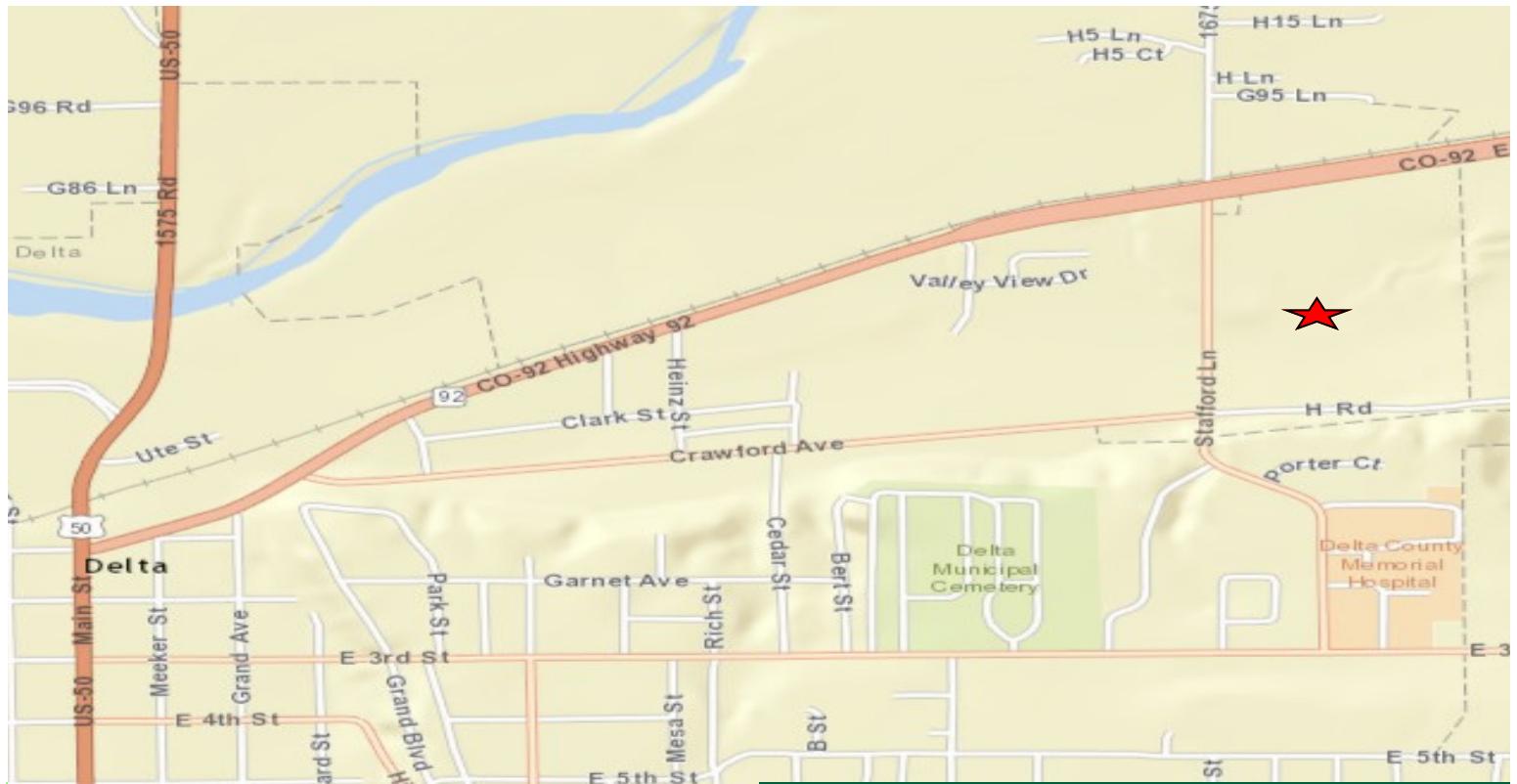
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GRAND MESA
REAL ESTATE SERVICES
Commercial. Residential. Management

Lucinda Stanley, CCIM, Broker/Owner
970-201-2152
Lucinda@GrandMesaCRE.com

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Estimated Drive Times to Area Destinations

Starting point:

The Shoppes at Delta
300-350 Stafford Lane, Delta, Colorado

- Powderhorn Ski Resort 1 Hour
- Montrose City & Regional Airport 20 Minutes
- Grand Junction City & Regional Airport 45 Minutes
- Ouray Hot Springs & Ice Climbing Minutes 1 Hour 10
- Telluride Town & Ski Resort 1 Hour 48 Minutes
- Copper, Vail, Breckenridge Ski Resorts 3 Hours
- Denver Metro Area Minutes 4 Hours 30

- The Shoppes At Delta Pads
- Pad 1-A (500 Stafford, Front North Pad) 26,824
- Pad 2-B (450 Stafford, Middle North Pad) 21,482
- Pad 3-C (400 Stafford, Back North Pad) 37,899
- Pad 5 (250 Stafford, Back South Lot) 50,530
- Pad 6 (200 Stafford, Front South Lot) 27,663
- (Pads 1&2 may be combined)
- Build to Suit Opportunity - Competitive Rates and Terms for Qualified Tenants
- (Pad sizes are estimates only based on a conceptual architectural drawing)

(Approx.) (Estimated)

Pad SQ.FT.+/-	Buildable SQ.FT.+/-
26,824	3,791
21,482	3,345
37,899	28,015
50,530	28,015
27,663	3,500

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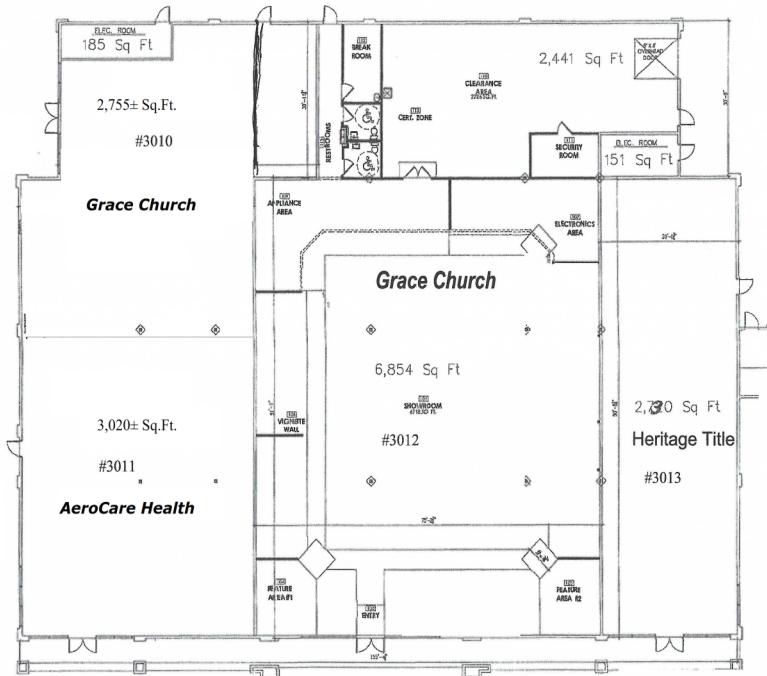
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THE SHOPPES AT DELTA - 1ST FLOOR AVAILABLE SPACE



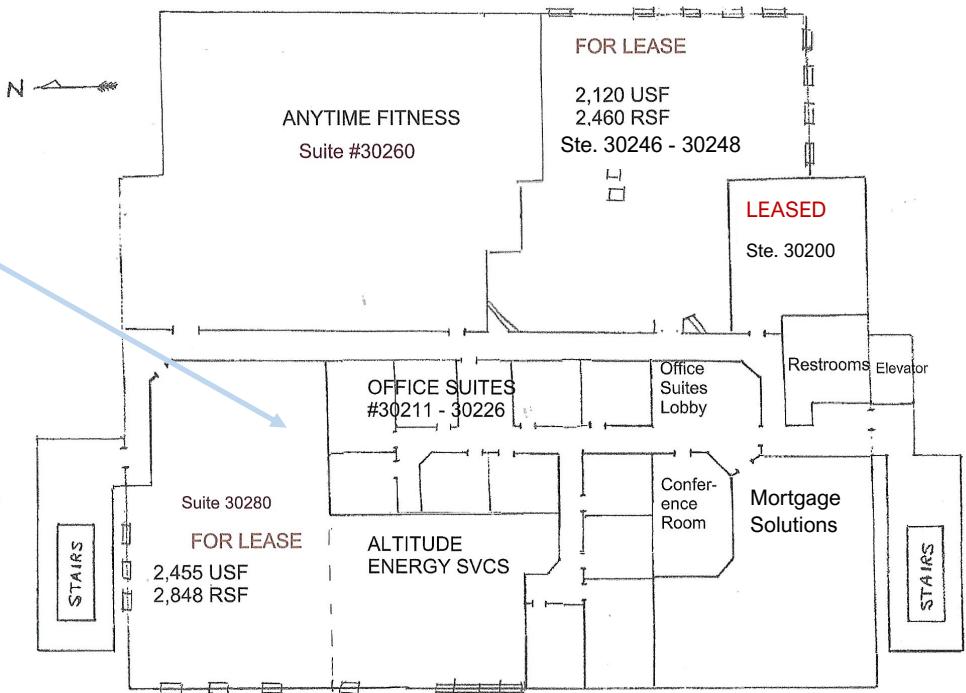
Conceptual Drawing - Use for Discussion Purposes Only. Not to Scale

THE SHOPPES AT DELTA - 2ND FLOOR AVAILABLE SUITES

One Grey Shell Units available for build out.

Price based on tenant needs.

Let's discuss your vision and how we can help you see it come to life.



Conceptual Drawing Only - Not to Scale. Use for Discussion Purposes. USF = Usable Sq.Ft.; RSF = Rentable Sq.Ft.

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Suite No. 30214



Suite No. 30213



Suite No. 30215



- 155± Square Feet
- \$415 / month **LEASED**
- Utilities Included
- Tenant Pays for Own Internet Installation & Service
- Minimum 2 Year Lease

- 155± Square Feet
- \$415/month **LEASED**
- Utilities Included
- Tenant Pays for Own Internet Installation & Service
- Minimum 1 Year Lease

- 152± Square Feet
- \$410 / month
- Utilities Included
- Tenant Pays for Own Internet Installation & Service
- Minimum 1 Year Lease

Suite No. 30217



Suite No. 30218



Suite No. 30219



- 160± Square Feet
- \$435 / month **LEASED**
- Utilities Included
- Tenant Pays for Own Internet Installation & Service
- Minimum 1 Year Lease

- 164± Square Feet
- \$440 / month
- Utilities Included
- Tenant Pays for Own Internet Installation & Service
- Minimum 1 Year Lease

- 163± Square Feet
- \$420 / month **LEASED**
- Utilities Included
- Tenant Pays for Own Internet

Suite No. 30222



Suite No. 30220



Suite No. 30226



- 155 ± Square Feet
- \$415 / month
- Utilities Included
- Tenant Pays for Own Internet
- Minimum 1 Year Lease

- 155± Square Feet
- \$415 / month
- Utilities Included
- Tenant Pays for Own Internet
- Minimum 1 Year Lease

- Available 07/01/2023
- 155± Square Feet
- \$415 / month **LEASED**
- Utilities Included
- Tenant Pays for Own Internet
- Minimum 1 Year Lease

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Build to Suit!

LEASED

- 296± Square Feet
- **LEASED**
- Utilities Included
- Tenant Pays for Own Internet Installation & Service
- Minimum 2 Year Lease

- Located on Second Floor across from Anytime Fitness
- Currently in Gray Shell Condition
- 2,848± Square Feet Total
- Negotiable tenant improvement allowance
- Call for pricing— NNN + CAM
- Plus Utilities
- Tenant Pays for Own Internet Installation & Service
- Minimum 5 Year Lease
- Annual Increase on Base Rent

- Located on First Floor
- Currently in Gray Shell Condition
- 3,180± Square Feet Total
- Negotiable tenant improvement allowance
- TBD \$ month NNN + CAM
- Plus Utilities
- Tenant Pays for Own Internet Installation & Service
- Minimum 5 Year Lease
- Annual Increase on Base Rent

Suite No. 30200 **LEASED**



740± Usable Square Feet Total

9.5' x 10' private conference room or office (approx.)

Sink, Counter, and Cabinets in place for kitchenette

Large reception area and bull pen area with lots of windows

Window Shades that block out over 99% of UV rays & heat

LEASED

Plus Utilities (Electric, Gas, Internet)

Tenant Pays for Own Internet Installation & Service

Minimum 2 - 3 Year Lease



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Pad 6

Front South Lot at 200 Stafford Ln., Delta

Pad Square Footage 27,663±

Estimated Buildable Square Footage 3,500±

Build to Suite Opportunity

Competitive Rates and Terms for Qualified Tenants

Close to the Hospital, Medical Corridor, Shopping,

Dining, Banks, Grocery, and more!

Build to Suit!



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