

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



GRAND MESA
REAL ESTATE SERVICES



**Grand Mesa Real
Estate Services**

300 Stafford Ln, Ste. 30214
Delta, Colorado 81416

www.GrandMesaRES.com



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

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Delta, Colorado 81416
www.GrandMesaRES.com
970-201-2152 cell
970-512-3000 office



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The Shoppes at Delta Office Suites/Build to Suit

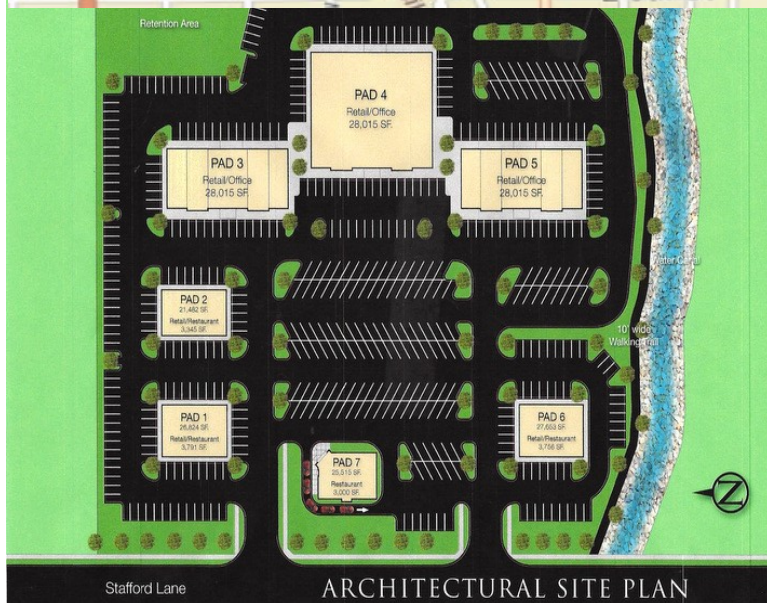
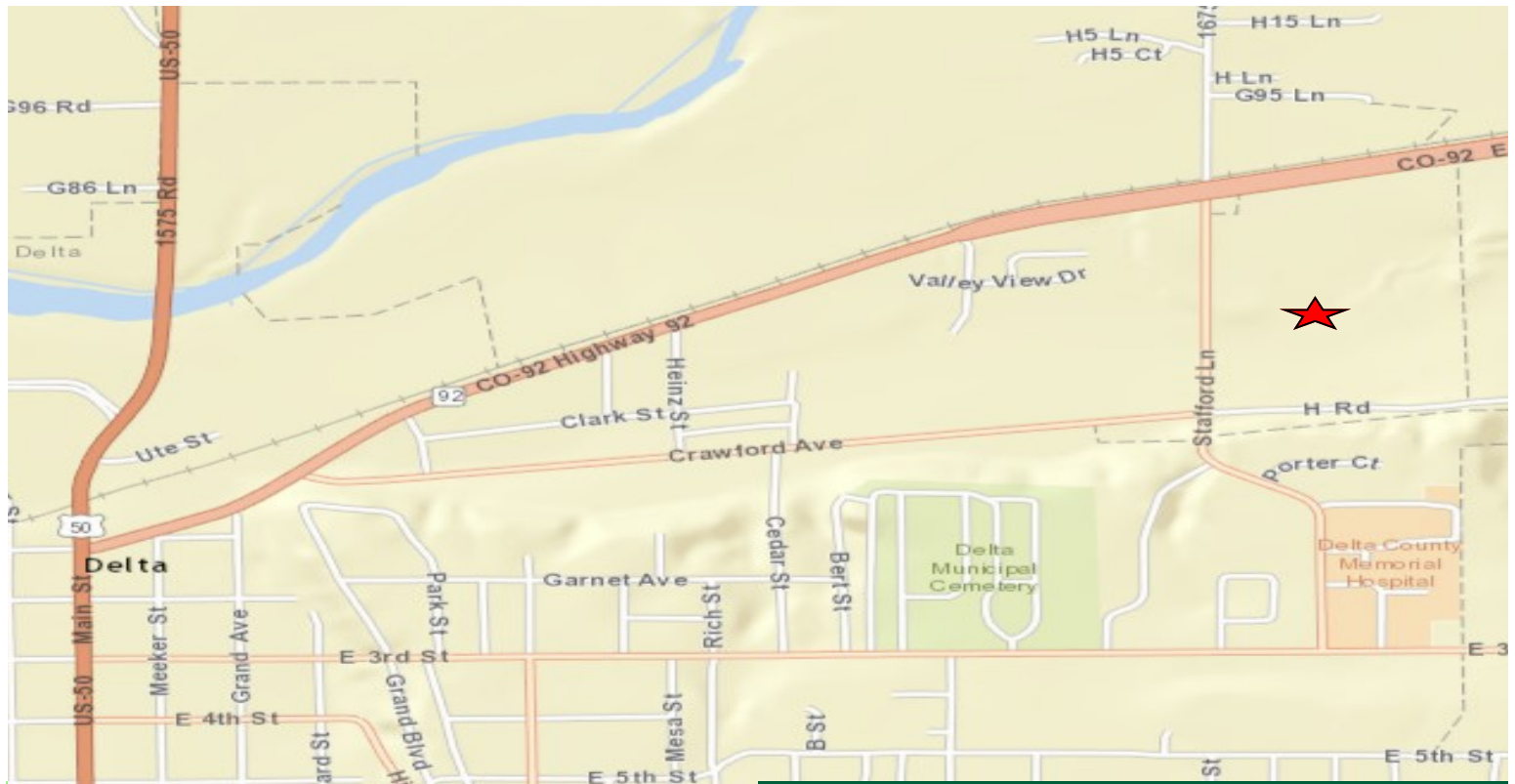


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Estimated Drive Times to Area Destinations

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 | 1 Hour 10 Minutes |
| • Telluride Town & Ski Resort | 1 Hour 48 Minutes |
| • Copper, Vail, Breckenridge Ski Resorts | 3 Hours |
| • Denver Metro Area | 4 Hours 30 Minutes |

	(Approx.)	(Estimated)
	Pad SQ.FT.+/-	Buildable SQ.FT.+/-
• The Shoppes At Delta Pads		
• Pad 1-A (500 Stafford, Front North Pad)	26,824	3,791
• Pad 2-B (450 Stafford, Middle North Pad)	21,482	3,345
• Pad 3-C (400 Stafford, Back North Pad)	37,899	28,015
• Pad 5 (250 Stafford, Back South Lot)	50,530	28,015
• Pad 6 (200 Stafford, Front South Lot)	27,663	3,500
• (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)		

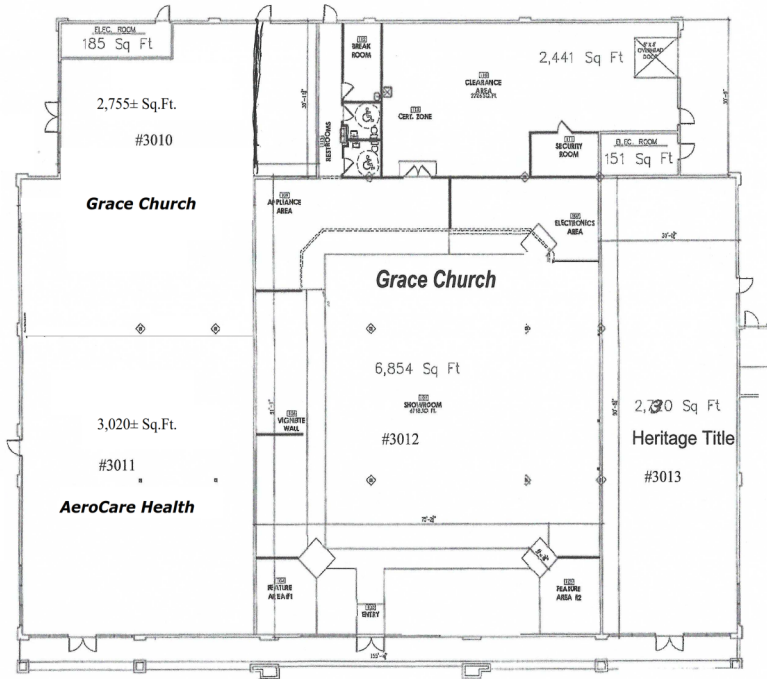
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THE SHOPPES AT DELTA - 1ST FLOOR AVAILABLE SPACE



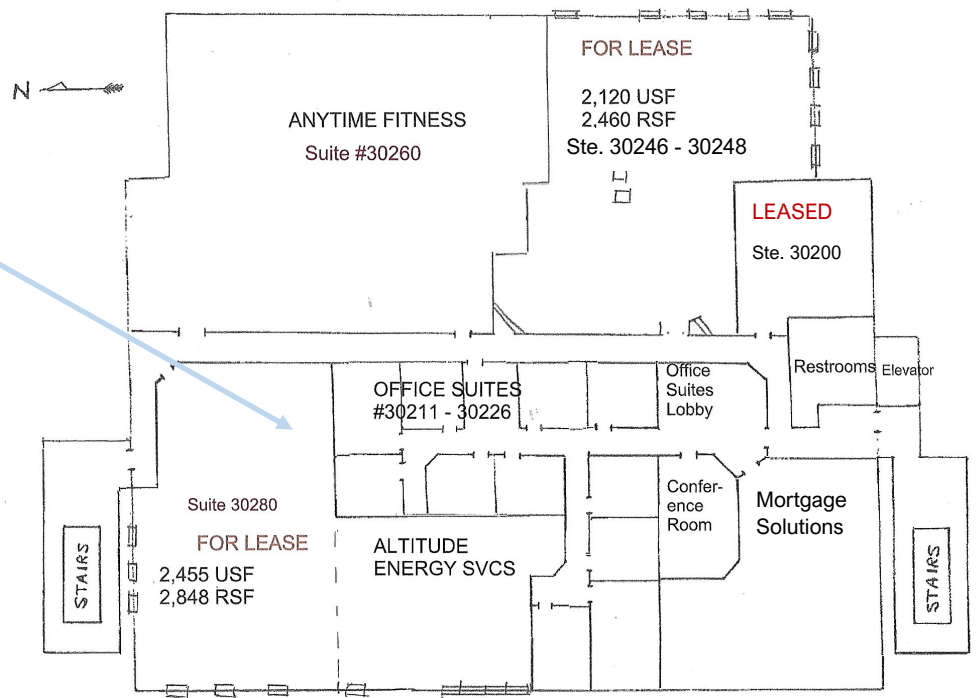
Conceptual Drawing - Use for Discussion Purposes Only. Not to Scale

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

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

Suite No. 30213

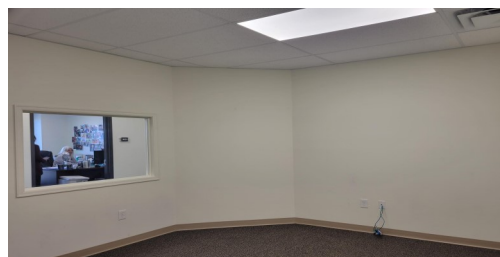
- 155± Square Feet
- \$415/month **LEASED**
- Utilities Included
- Tenant Pays for Own Internet Installation & Service
- Minimum 1 Year Lease

Suite No. 30215

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

Suite No. 30217

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

Suite No. 30218

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

Suite No. 30219

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

Suite No. 30222

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

Suite No. 30220

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

Suite No. 30226

- 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



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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