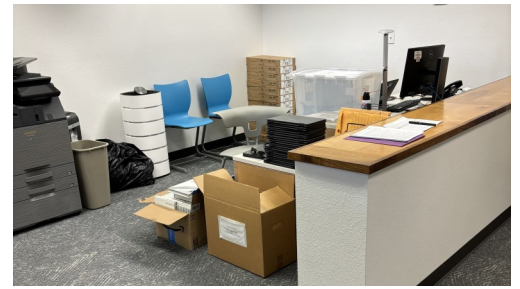


FOR LEASE

2387 Patterson Road | Grand Junction, CO

Office Building



OVERVIEW:

- 10,570 SF Turnkey office building
- Available July 1, 2024
- TURN KEY OFFICE BLDG
- Totally remodeled furnished office in 2005
- 44 parking spaces.

TRAFFIC COUNTS:

Patterson Road	West of 24 Road	5,000 VPD
Hwy 6&50	East of Patterson	20,500 VPD

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Current Population	1,850	28,209	65,948
Daytime Population	7,340	42,427	86,935
Business	448	2,320	4,344
Median HH Income	\$74,899	\$76,005	\$64,270

OFFERED AT: \$10,500/Mo. + NNN

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