



# 120 Rock Point Drive, Unit B

- ◆ \$3,651.00 per month
- ◆ Plus utilities, prorated taxes & C.A.M. fees
- ◆ Deposit: one months rent
- ◆ Term: 3 to 5 years

## Great Location

Commercial lease space located in the Durango Tech Center. This 3,370 square foot unit has a 2,300 square foot showroom and shop with an overhead door. On the 2nd level is a 1,000 square foot office area.

Property has air conditioning and high speed internet is available (Brainstorm Internet is in the same location). There is plenty of parking available with 5 spaces designated to this unit.

MLS #764889



## Scott Kurlander

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KELLERWILLIAMS REALTY  
SOUTHWEST ASSOCIATES, LLC

Each Keller Williams Office is Independently  
Owned and Operated

- ◆ Commercial office space
- ◆ For lease
- ◆ Unit B
- ◆ Durango Tech Center
- ◆ Great location
- ◆ Close to downtown Durango
- ◆ Built: 1996
- ◆ 2 level unit
- ◆ 3,370 total square feet
  - Main level: 2,300 SF  
Showroom & warehouse
  - Upper Level: 1,000 SF  
Office area
- ◆ Two 1/2 baths
- ◆ Air conditioned
- ◆ Warehouse/garage:
  - Service overhead door: 10'
- ◆ High speed internet available  
(Brainstorm Internet is in the same location)
- ◆ Plenty of parking:
  - 5 designated spaces
- ◆ Tenant pays:
  - Rent
  - C.A.M. fees
  - 43% of the following:
    - Common utilities
    - Property taxes
    - Insurance
    - Home owner fees

