

300 N Cascade Ave

Montrose, Colorado 81401



Commercial Lease Information Packet

Contact John Renfrow
(970) 249-5001 / (970) 874-1500

www.RenfrowRealty.com

Information deemed reliable, but not guaranteed and should be verified.

Executive Summary

Lease Area	Sq.Ft. (MOL)	Yearly Lease	Total Montly Lease	Monthly \$/ Sq. Ft.	Yearly \$/Sq.Ft.
Whole Wing	5,337	\$80,052	\$6,671	\$1.25	\$14.99
Currecanti Hall	2,779	\$44,460	\$3,705	\$1.33	\$15.99
Tomichi Hall	2,558	\$40,932	\$3,411	\$1.33	\$16.00

Exceptional Commercial Lease Near Downtown

Come and explore this recently remodeled commercial building in an ideal North Montrose location. With ~5,337 Sq Ft, the building features 16 private rooms that can be adapted to a variety of uses. Features two hallways, which can be leased separately, if desired. The property is ADA compliant, and most rooms have private restrooms making it ideal for a wide variety of uses. The property additionally features two meeting rooms/flex spaces. The building is zoned B-2 “Highway-Commercial” in the City of Montrose, allowing retail, office space, and service establishments that cater to the general public. Situated just north of the busy Main street and Townsend corridors, the property has easy access to the heart of downtown Montrose. Offered as a gross lease, Tenant will be responsible for cleaning, maintain a \$1M liability policy and pay for phone and internet. Landlord will be responsible for all utilities, landscaping and snow removal in front of the unit; as well as building insurance and building taxes.



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www.RMCRE.org

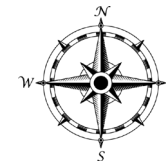


Vicinity Map



Photo from Montrose County GIS / Eagle View

 Subject Property



Rev B

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Directions to Property

Starting from Renfrow Realty

1832 S Townsend Ave, Montrose, CO 81401

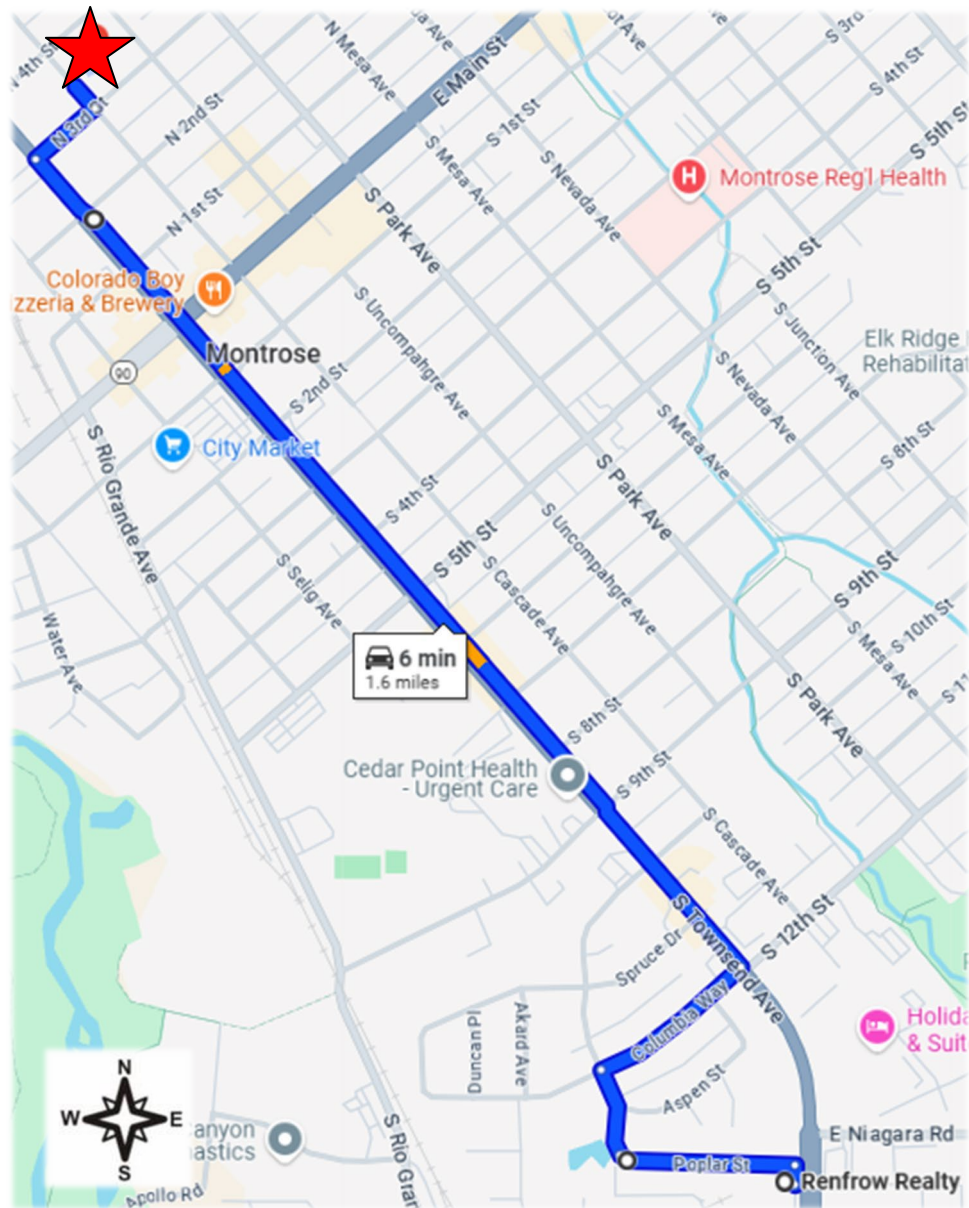
Office number (970) 249-5001

- ↑ Head north toward Poplar St
98 ft
- ↶ Turn left onto Poplar St
0.2 mi
- ↗ Poplar St turns slightly right and becomes Brown Rd
466 ft
- ↘ Turn right onto Columbia Way
0.2 mi
- ↶ Turn left onto S Townsend Ave
1.1 mi
- ↘ Turn right after Burger King (on the left)
400 ft
- ↶ Turn left at the 1st cross street onto N Cascade Ave
Destination will be on the right
148 ft

300 N Cascade Ave
Montrose, CO 81401



Property Location Pin:
Directions Via Google Maps



★ Subject Property

Photo from Google Maps

Exterior Photos



Main Entrance – Curricanti Hall



~10 off-street parking spots



**Curricanti
Hall
Entrance**

Tomichi Hall Entrance

Curricanti Hall Office Spaces

Unit C3

Unit C4

Unit C5

Unit C6

Unit C7

Unit C8

Unit C9

Unit C10 (flex)

Tomichi Hall Office Spaces

Unit C11 (Flex)

Unit T2

Unit T3

Unit T4 & T6

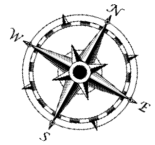
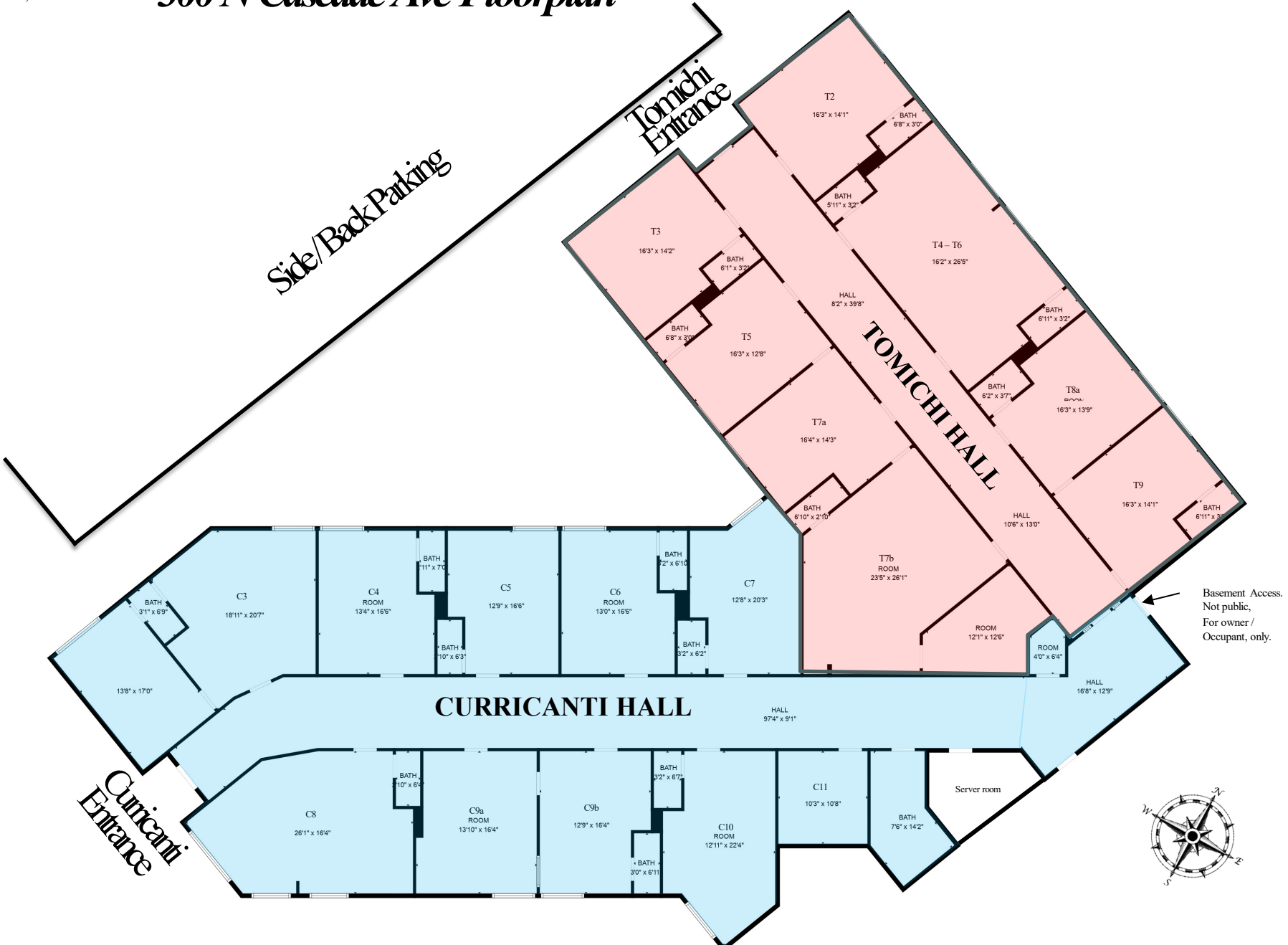
Unit T5

Unit T7

Unit T8

Unit T9

300 N Cascade Ave Floorplan



Need to verify diagram scale and dimensions for accuracy
Information deemed reliable, but not guaranteed and should be verified.

General Information

UTILITIES INFORMATION

- Utilities are included in the lease amount.
- Fiber Internet and Phone – Clearnetworx (970) 240-6600. Available but not installed.
 - *Tenant will be responsible for having a separate internet system from landlord, to ensure confidentiality*

LEASE OPTIONS:

- Whole wing can be leased, which includes both hallways
- Curricanti Hall can be leased separately
- Tomichi Hall can be leased separately

LEASE TERMS & CONDITIONS

- Security deposit equal to one month's rent
- Gross Lease:
 - Tenant expenses will include, internet, phone and security(if needed), cleaning services and \$1M Liability insurance, naming the landlord as additionally insured.
 - Landlord pays building taxes, insurance, building maintenance, electricity, gas, water, landscaping, snow removal, sewer and trash.
- **Possession**
 - Upon signing of lease, submission of security deposit, first month's lease payment, and proof of insurance
- **Lease Specifics**
 - Owner will require access to server room and basement without prior notice to Tenant.
 - No space heaters or extension cords can be used in the building

BUILDING FEATURES













- 16 treatment rooms / office spaces with attached restrooms. Halls can be leased separately.
- Tomichi Hall includes 7 offices, 1 conference room / break area and a multi-use flex room.
- Curricanti Hall has 9 offices, and a shared ADA restroom
- Use of shared server room for internet and communications equipment. Internet connections must be separate for patient confidentiality
- Use of shared basement storage
- Secure entrances with 24-hour access
- 10 Off-street parking spaces for staff and/or customers, and additional street parking.
- Fire alarm system
- Smoke detectors
- Wet charge fire sprinkler system
- Exit signs in place
- ADA compliant building
- 3-phase power
- Hot water baseboard heat
- Evaporative roof-mounted coolers


PROPERTY / BUILDING SPECIFICS

- The building has undergone a complete remodel (2018):
- New carpet throughout
 - New paint scheme throughout
 - New ceiling grids in hallway, with new recessed lighting
 - New laminated base cabinets for office sinks
 - New vinyl tile in restrooms
 - New lighting in offices

City Zoning Map

City of Montrose Zoning Districts

	B-1, Central Business
	B-1A, Community Commercial
	B-2, Highway Commercial
	B-2A, Regional Commercial
	B-3, General Commercial
	B-4, Neighborhood Shopping
	I-1, Light Industrial
	I-2, General Industrial
	MHR, Mobile Home Resid
	MR, Medical/Residential
	OR, Office/Residential
	R-1, Very Low Density

 Subject Property is zoned B-2 “Highway Commercial” in the City of Montrose

- Regulations for B-2 zoning on the following page
- Contact William Reis with the City of Montrose for more information
(970) 240-1475 or email wreise@cityofmontrose.org

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*Zoning Breakdown Table- Commercial (page 1 of 2)

LEGEND:ZONING DISTRICTS
OR: Office-Residential
P: Public
B-1: Central Business
B-2: Highway Commercial
B-2A: Regional Commercial
B-3: General Commercial
B-4: Neighborhood Shopping
I-1: Light Industrial
I-2: General Industrial
LEGEND:USE TYPE
P: Permitted Use
C: Conditional Use
A: Accessory Use
T: Temporary Use

**Note: Any uses not listed in a zone district are prohibited – see Sec. 11-7-6(F)(1)

[**https://library.municode.com/co/montrose/code/s/code_of_ordinances?nodeId=PTIICOOR_TITXILAD_ERE_CH11-7ZORE_S11-7-6DIUS](https://library.municode.com/co/montrose/code/s/code_of_ordinances?nodeId=PTIICOOR_TITXILAD_ERE_CH11-7ZORE_S11-7-6DIUS)

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* Taken from City of Montrose Zoning Regulations May 2023

LAND USE	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
COMMERCIAL USES									
Automobile and vehicle sales, repair, or service establishments			C	C	P	P			
Automobile body shops			C	C	P	P			
Bed and Breakfast	P								
Building Material businesses			C	P	P	P			
Car washes				P	P	P	C		
Commercial businesses		C							
Commercial uses other than the uses by right in this zone district which comply with the performance standards of chapter 11-11-4 and are consistent with sec. 11-7-5(D)(1)								C	
Farm implement sales or service establishments					P	P			
Fueling Stations or other retail uses having fuel pumps which comply with the following criteria: (a) All fuel storage, except propane, shall be located underground (b) All fuel pumps, lubrication and service facilities shall be located at least 20 ft from any street right-of way line.			P	P	P	P	C		
Funeral homes			C	C	C	C			
Hotels and Motels			P	P	P	P			
Laundry facilities, self-service				P	P	P	P		
Mobile and travel home sales or service establishments					P	P			
Offices for medically related and professional service providers including doctors, dentists, chiropractors, lawyers, engineers, surveyors, accountants, bookkeepers, secretarial services, title companies, social service providers and other similar professional service providers		P							
Offices not allowed as a use by right	C								
Travel home parks & campgrounds				C	C	C			
Rental businesses					P	P			
Restaurants			P	P	P	P	P		P
Restaurants, drive-in, drive-through			C	C	C	C	C		
Retail sales and services establishments which cater to the general shopping public	C								
Retail stores, business and professional offices, and service establishments which cater to the general shopping public			P	P	P	P	P		P
Retail stores, business and service establishments serving the general public but which also involve limited manufacturing of the products supplied				C	C	C			
Sexually oriented business									P
Short-term rentals	P		P	P	P	P	P	P	P
Taverns			P	P	P	P	C		
Theaters			P	P	P	P			
Veterinary clinics or hospitals for small animals				P	P	P			
Veterinary clinics or hospitals for large animals					P	P			

*Zoning Breakdown Table-Commercial (page 2 of 2)

LEGEND:ZONING DISTRICTS
OR: Office-Residential
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LAND USE	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
INDUSTRIAL USES									
Above ground storage facilities for hazardous fuels						P			P
Aircraft support services, including, but not limited to, aircraft maintenance and passenger and crew services								P	P
Construction and contractor's office and equipment storage facilities						P			P
Feed storage & sales establishments						P			P
Manufacturing and non-manufacturing uses including: food processing; metal finishing and fabrication; paper, plastic and wood manufacturing (excluding processing of any raw materials), fabric manufacturing and similar activities					C	C		P	P
Other industrial uses									P
Storage facilities, indoor			C	P	P	P	C		P
Storage facilities, outdoor					C	P		P	P
Warehouse & wholesale distribution operations			C	C	C	C		P	P

* Taken from City of Montrose Zoning Regulations May 2023

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Recap

Lease Area	Sq.Ft. (MOL)	Yearly Lease	Total Montly Lease	Monthly \$/ Sq. Ft.	Yearly \$/Sq.Ft.
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- **Location:** Building is located just north of the downtown Montrose, one block from the Townsend Corridor.
- ~5,337 sq. ft. of adaptable space suitable for various business ventures.
- **Zoning:** Zoned B-2 "Highway Commercial" in the City of Montrose, catering to a range of businesses including professional offices or retail.
- **Space Options / Features:**
 - **1. Whole Wing:** 5,337 sq. ft., 16 offices w/bathrooms, 2 flex rooms, ADA Bathroom
 - **2. Currecanti Hall:** 2,779 sq. ft., 9 offices w/bathrooms, 1 Flex room, ADA Bathroom
 - **3. Tomichi Hall:** 2,558 sq. ft., 7 offices w/bathrooms, 1 Flex Room
- Tenant will be responsible for carrying \$1M Liability Insurance, Internet, Phone and arranging cleaning for the leased area.

From \$3,411 / MO Gross Lease

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