

GENERAL



MLS Number	20230182	Parcel #	2945-144-17
Property Type	Commercial Lease		-013
Type	Commercial Lease	Subdivision Name	N/A
Property Status	Active	Ttl Bldg SqFt	34623
Lease Price/MO	\$19,900	# of Levels	4
Area	Grand Junction	Year Built	2019
	City	List Date	1/16/2023
Address	734 Main Street	Expire Date	8/17/2023
Unit #	300	Days On Market	171
City	Grand Junction	Days On MLS	171
State	CO	Picture Count	35
Zip Code	81501	Mapping	
Sale/Rent	For Rent		



DETAILS

Zoning	B-2	Lot Size	A: 0-0.24
Lot Dimensions	73 X 125	Lot Size Source	Assessor
Total Acres	0.21	Real Estate Incl	Yes
Approx Irrig Acres	0.00	Irrig District	
Irrig Water	No	Irrig Description	
Elevation	4,600	Fronts	s
How Built	Site Built	Year Remodeled	
Energy Rated		Energy Rating	
On Street Parking		# Off Street Prkng Spaces	0
Rail Spur	No	Rail Frontage	No
Eave Height		# Doc Hi Doors	0
Doc Hi	No	# Overhead Doors	0
Overhead Doors	No	Current Use	Commercial
Offc/Retail/Misc Upper Lvl SqFt	8544	Offc/Retail/Misc Main Lvl SqFt	8544
Offc/Retail/Misc Lower Lvl SqFt	8544	Offc/Retail/Misc Bsmnt Lvl SqFt	8544
Office/Retail/Misc Total SqFt	8544	Warehouse Upper Lvl SqFt	0
Warehouse Main Level SqFt	0	Warehouse Lower Lvl SqFt	0
Warehouse Basement SqFt	0	Warehouse Total SqFt	0
Electric Company	xcel	3 Phase	N/A
Volts		Amperage	
Gas Co	xcel	Water Company	city
Sewer Company	City of GJ	Original Price	\$19,900
Input Date	1/16/2023 3:34 PM	Status Date	1/16/2023
Price Date	1/16/2023	Update Date	5/17/2023
HotSheet Date	1/16/2023	Geocode Quality	Exact Match
Associated Document Count	3	FIRPTA	No
County	Mesa	Available SqFt	8,544
Estimated Triple Net	0.00	Showing Desk #	Call Listing Agent
Lease Type		Lease Terms MO	
Escalator(s)		Exclusions	
Gross Lease Amount		Cumulative DOM	171
Agent Hit Count	59	Client Hit Count	7
Sold Price Per SQFT		Input Date	1/16/2023 3:34 PM
Update Date	5/17/2023 2:49 PM	Rented Lot	No
Listing Office 3		Selling Office 3	
List Agent 3		Sell Agent 3	
List Team		Sell Team	

AGENT/OFFICE

List Agent	BECCA POSNER - PHONE: 970-424-2281	List Office	COLDWELL BANKER COMMERCIAL PRIME PROPERTIES - MAIN: 970-243-7375
CoList Agent		CoList Office	

FEATURES

Access/Medical Inclusions	Exterior Siding	Location	Roof
Grab Bars Toilet	Concrete/Block	Free Standing	Flat
Grab Bars Tub/Shower	Metal	Other-See Remarks	Street Desc/Access
Threshold Ramp(s)	Floor	Lot Description	City/Town
Basement/Foundation	Other-See Remarks	0' - 75' Frontage	Paved
Piers	Features	Lease Includes	Showing Instructions
Building Type	C O Detector	Building Only	Appointment Only
Office	Elevator	Lease Type/Terms	Call Listing Office

FEATURES

Professional	Employee Break Room	Other-See Remarks	List Agt Must be Present
CIC/CAM Includes	Employee Kitchen	Modified Gross	Sewer
None	Fire Alarm	Owner Expenses	Sewer Installed
Construction	Fire Detector(s)	Electric	Tenant Expenses
Metal Frame	Handicap Accessible	Exterior Maintenance	Janitorial
Cooling Type	Other-See Remarks	Furnace Maintenance	Parking
Refrigerated Central Air	Security System	Furnace Repair	
Documents Available	Smoke Detector(s)	Glass Breakage	
Other-See Remarks	Fuel	H2O Maintenance	
Driveway/Parking Area	Natural Gas	H2O Tank Replacement	
Black Top/Asphalt	Heating Type	Heat	
Energy Features	Forced Air	Insurance	
Automated Light Controls		Interior Maintenance	
Energy Star/Low E Windows		Property Tax	
High Efficiency Lighting		Roof Maintenance	
Programmable Thermostat		Roof Repair	
		Sewer Tax	
		Snow Removal	
		Water	

COMMENTS

Public Remarks	ONE OF A KIND, CLASS A, MODERN DESIGN OFFICE SPACE AVAILABLE! This immaculate office space is located on the 3rd floor of a newly built, state of the art, technology suite, in downtown Grand Junction, CO. Unbelievable views of the surrounding mountain ranges, with floor to ceiling windows overlooking Main Street and the Grand Valley. The interior was designed to have high end finishes throughout, open floor concept, executive offices, conference room, collaboration room, kitchen, bathrooms, showers, high speed gigabyte internet, all in a pristine, modern finish. Located within walking distance to downtown restaurants, shops, entertainment, and other professional businesses. BONUS: Have access to the rooftop pavilion for office gatherings, events, brainstorming ideas, or taking in the views. It is truly remarkable!	Agent Confidential Rmks	Listing Agent must be present for all showings. Need at least 24 hour notice to schedule a showing. All measurements are deemed accurate but agent needs to verify. Office furniture is not included but some pieces can be negotiated if desired. Tenant pays for utilities, 25% of house meter utilities, and janitorial services. All other expenses included in monthly rent. Owner currently occupies space and will need 30 days to relocate.
Directions	Building is located on the NE corner of 7th Ave and Main Street, in downtown Grand Junction.		

INTERNET

IDX Include	Y	Display on Internet	Yes
Address Display	Yes	Allow Comments	No
Allow AVM	No		

FINANCIAL

CIC	No	CIC Dues	0.00
CIC Frequency	Not Applic	CIC Web Address	
NOI	0.00	CIC Transfer Fee	
Cap Rate		Deposit Amount	
Security Deposit \$	TBD	Security Deposit Holder	Landlord
Available Date	1/17/2023	Possession	TBD
Leased	No	Lease Price per Sqft	27.95
Special Assessment	No	Special Assessment Desc	n/a
Buyer Agency Comm %/\$	3	Trans Broker Comm %/\$	3
Variable Commission	No	Taxes	71,231.02
Tax Year	2022	Title Company	
Broker Relationship	Transaction Broker	Seller Name	734 Investments LLC
Seller Licensed	No		

LEASED

Sell Agent		Sell Office	
CoSell Agent		CoSell Office	
Commence Date		Leased/Closing Date	
Off Market Date		Monthly Lease Rate	
How Sold			

ADDITIONAL PICTURES



