GENERAL



MLS Number 20230182 Property Type Commercial Lease

Type Commercial Lease **Property Status** Active

Lease Price/MO \$19,900 Area Grand Junction

City Address 734 Main Street

Unit# 300 City **Grand Junction**

No

No

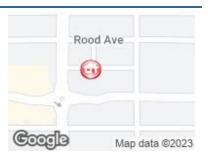
State CO Zip Code 81501 Sale/Rent For Rent Parcel # 2945-144-17

-013

Subdivision Name N/A Ttl Bldg SqFt 34623 # of Levels 4 Year Built 2019 **List Date** 1/16/2023 **Expire Date** 8/17/2023 **Days On Market** 171

Days On MLS 171 **Picture Count** 35

Mapping





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DETAILS

Elevation

How Built

Rail Spur

Doc Hi

Volts

Eave Height

Energy Rated

On Street Parking

Zoning B-2 Lot Size A: 0-0.24 **Lot Dimensions** 73 X 125 Lot Size Source Assessor **Total Acres** Real Estate Incl 0.21 Yes **Irrig District Approx Irrig Acres** 0.00 **Irrig Water Irrig Description** No

> 4,600 **Fronts**

Site Built Year Remodeled **Energy Rating**

> # Off Street Prkng Spaces 0 Rail Frontage No # Doc Hi Doors 0 # Overhead Doors 0

Overhead Doors Current Use Commercial No Offc/Retail/Misc Upper Lvl SqFt 8544 Offc/Retail/Misc Main Lvl SqFt 8544 Offc/Retail/Misc Bsmnt LvI SqFt 8544 Offc/Retail/Misc Lower Lvl SqFt 8544 Office/Retail/Misc Total SqFt 8544 Warehouse Upper Lvl SqFt 0 0 Warehouse Main Level SqFt 0 Warehouse Lower Lvl SqFt 0 Warehouse Total SqFt Warehouse Basement SqFt n N/A **Electric Company** xcel

3 Phase Amperage

Water Company Gas Co xcel city City of GJ **Original Price** \$19,900 **Sewer Company 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 Showing Desk # **Estimated Triple Net** 0.00 Call Listing Agent

Lease Terms MO Lease Type Escalator(s) **Exclusions Gross Lease Amount Cumulative DOM**

171 **Agent Hit Count** 59 **Client Hit Count** Sold Price Per SQFT

Input Date 1/16/2023 3:34 PM **Update Date** 5/17/2023 2:49 PM **Rented Lot** No

Selling Office 3 Sell Agent 3 **Sell Team**

AGENT/OFFICE

Listing Office 3

List Agent 3

List Team

List Agent BECCA POSNER - PHONE: 970-424-2281 **List Office** COLDWELL BANKER COMMERCIAL PRIME PROPERTIES

- MAIN: 970-243-7375

CoList Office

CoList Agent FEATURES

Office

Access/Medical Inclusions **Exterior Siding Grab Bars Toilet** Concrete/Block Grab Bars Tub/Shower Metal Threshold Ramp(s) Floor

Basement/Foundation Other-See Remarks Piers **Features** C O Detector **Building Type**

Elevator

Location Free Standing Other-See Remarks Lot Description 0' - 75' Frontage Lease Includes **Building Only** Lease Type/Terms

Roof Flat

> Street Desc/Access City/Town

Paved

Showing Instructions Appointment Only Call Listing Office

FEATURES

Professional **CIC/CAM Includes** None

Construction Metal Frame **Cooling Type**

Refrigerated Central Air **Documents Available** Other-See Remarks Driveway/Parking Area Black Top/Asphalt **Energy Features**

Automated Light Controls Energy Star/Low E Windows High Efficiency Lighting Programmable Thermostat

Employee Break Room Employee Kitchen

Fire Alarm Fire Detector(s) Handicap Accessible Other-See Remarks Security System

Smoke Detector(s)

Fuel **Natural Gas**

Heating Type Forced Air

Other-See Remarks Modified Gross **Owner Expenses**

Electric

Exterior Maintenance Furnace Maintenance Furnace Repair Glass Breakage **H2O Maintenance** H2O Tank Replacement

Heat Insurance

Interior Maintenance

Property Tax **Roof Maintenance** Roof Repair Sewer Tax Snow Removal Water

List Agt Must be Present

Sewer

Sewer Installed **Tenant Expenses**

Janitorial Parking

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!

Directions

Building is located on the NE corner of 7th Ave and Main Street, in downtown Grand Junction.

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.

INTERNET

Υ **IDX Include Address Display** Yes Allow AVM No

Display on Internet Yes **Allow Comments**

FINANCIAL

CIC No Not Applic **CIC Frequency**

NOI 0.00 Cap Rate

Security Deposit \$

Available Date 1/17/2023 Leased No **Special Assessment** No **Buyer Agency Comm %/\$** 3 **Variable Commission** No Tax Year 2022

Seller Licensed

Broker Relationship

Transaction Broker

TBD

CIC Dues 0.00

CIC Web Address CIC Transfer Fee Deposit Amount

Security Deposit Holder Landlord Possession **TBD** Lease Price per Sqft 27.95 Special Assessment Desc n/a Trans Broker Comm %/\$ 71,231.02 **Taxes**

Title Company

Seller Name

734 Investments LLC

LEASED

Sell Agent **CoSell Agent Commence Date Off Market Date How Sold**

Sell Office CoSell Office Leased/Closing Date **Monthly Lease Rate**

ADDITIONAL PICTURES



































































