

MOB LEASING MEMORANDUM



201 W Park

Grand Junction, CO 81501



OFFERING MEMORANDUM

BRAY COMMERCIAL REAL ESTATE



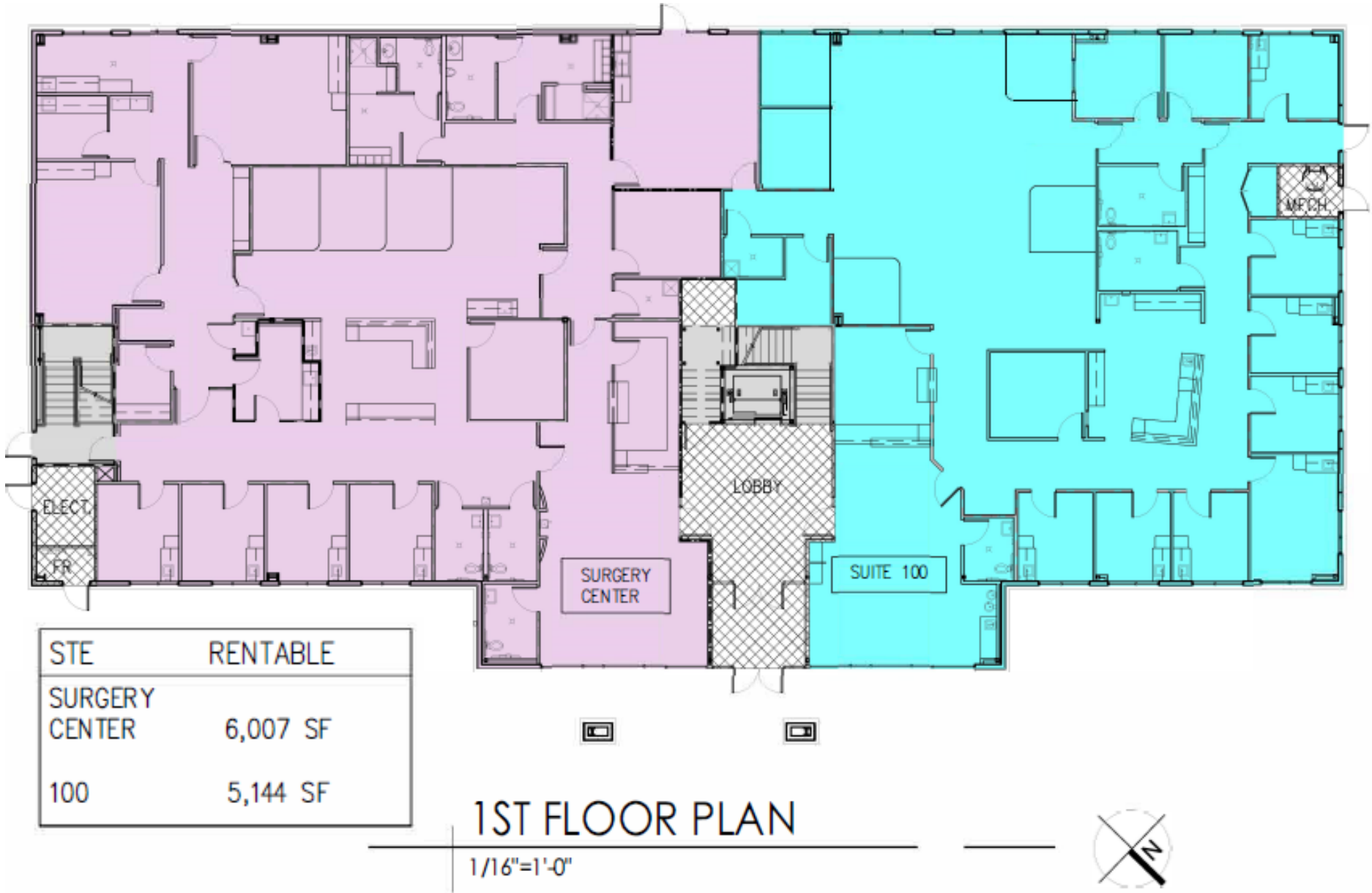
- × 18,197 SF of rentable space
- × Built in 2012
- × 2 floors with 6 separate units
- × Elevator & conference room included
- × Units range from 1k – 18k SF
- × Class A Space – best in town!
- × Pricing ranges from \$20 – \$27.5/SF
- × NNN lease terms
- × Located in the heart of town
- × Will build-out to tenant needs



Suite	Size	\$/SF
Surgery Center	6,007 SF	\$27.00
Suite 100	5,144 SF	\$23.00
Suite 204	2,682 SF	\$22.00
Suite 203	1,791 SF	\$22.00
Suite 201	1,730 SF	\$22.00
Suite 202	844 SF	\$22,00



1. All available units may be combined to obtain desired SF
2. Prices may vary depending on size, buildout, etc.





STE	RENTABLE
201	1,730 SF
202	844 SF
203	1,791 SF
204	2,682 SF

2ND FLOOR PLAN

1/16"=1'-0"



Surgery Center



Suite 100



Suite 202



Suite 203



Suite 204



Suite 201





201 WEST PARK DRIVE

201 W PARK DR, GRAND JUNCTION, CO 81505



- 2.2 Acres with great views of the Monument and Bookcliff mountain ranges
- Plentiful parking with over 65 parking spaces
- Great surrounding business community with a mix of tenant uses



	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	7,259	42,460	82,745
Median age	39.0	38.6	37.8
Median age (male)	36.8	36.7	35.9
Median age (Female)	41.4	40.2	39.4
HOUSEHOLDS & INCOME			
Total households	3,179	18,633	35,110
# of persons per HH	2.3	2.3	2.4
Average HH income	\$65,330	\$61,761	\$62,183
Average house value	\$311,949	\$270,028	\$262,588

* Demographic data derived from 2010 US Census



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