

For  
**LEASE**

**\$10.00 NN**

## Exceptional Office Space

Commercial Offices  
Year Built: 11/ 2007  
4 Total Bedroom(s)  
2 Total Bath(s)  
Approx. 3315 sq. ft.  
Forced Air Heat  
Air Conditioning  
11 Parking Spaces  
Rubber Membrane Roof

Approx. .5 acre(s)  
Painted Concrete Floors  
Fiber Optic Service  
Asphalt Driveway  
Two Kitchens  
Landscaped  
Fabulous Views



The Jenkins  
Properties

820 Megan Avenue, Rifle, CO 81506 West,

**Features Include:** Includes Fiber Optic Service, Cat 6 cabling, two kitchens, Forced air heating and cooling, Three phase electrical, two bathrooms,

**Additional Information:** Located next to Grand River Hospital. Ample Parking available. Lighted Parking lot. Located near restaurants and hotel.

Please call to arrange a private viewing Jim Jenkins, Sales Agent **970-963-0555**

[www.thejenkinsproperties.com](http://www.thejenkinsproperties.com)