



SPACE AVAILABLE:

Suite 203 | 2,775 SF

PRICE:

\$13.25 PSF NNN + \$5.50 PSF CAM

HIGHLIGHTS:

- Second Floor office space in Capital Square Office Park Building 1
- **Landlord to provide \$50,000 in Tenant Improvements**
- Beautiful High-End Finishes
- Elevator Access
- Signage Available
- Just off Highway 83 N and 43rd Avenue near Cashwise, Walmart, Hay Creek Shops, Ace Hardware, Grand Junction Subs, Charras & Tequila, Buffalo Wings & Rings, Starion Bank, Candlewood Suites, Wingate by Wyndham, Best Western, & CHI Urgent Care.



Scott Ritter

Broker Associate | Partner
Commercial Realtor®

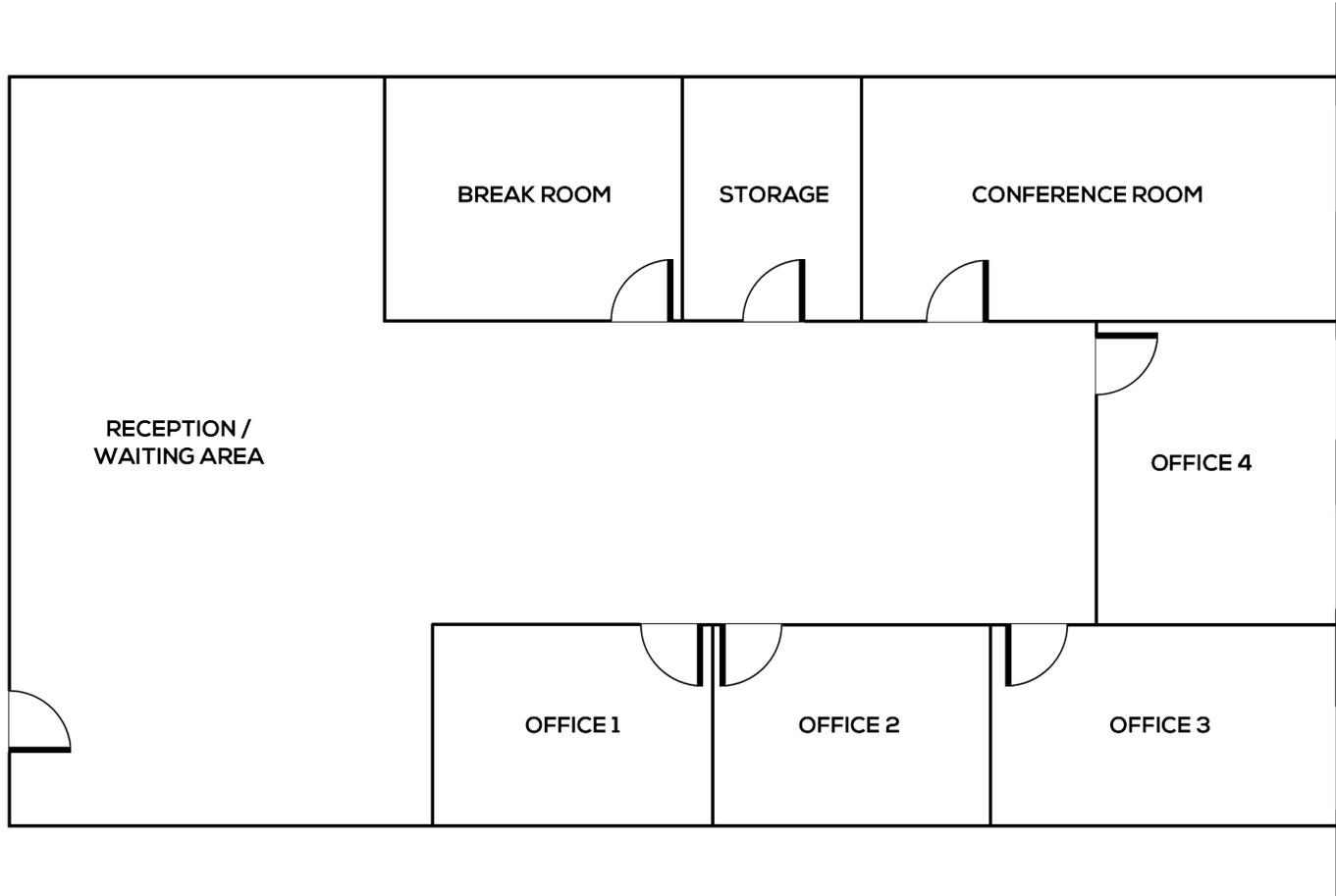
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FLOOR PLAN *SUITE 203*



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LOCATION MAP



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