



SPACE AVAILABLE:

2,162 SF

PRICE:

\$15.00 PSF NNN + \$5.25 PSF CAM

HIGHLIGHTS:

- Build to Suit second floor office space in Capital Square Office Park Building 2
- **Landlord to provide \$30 PSF 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®

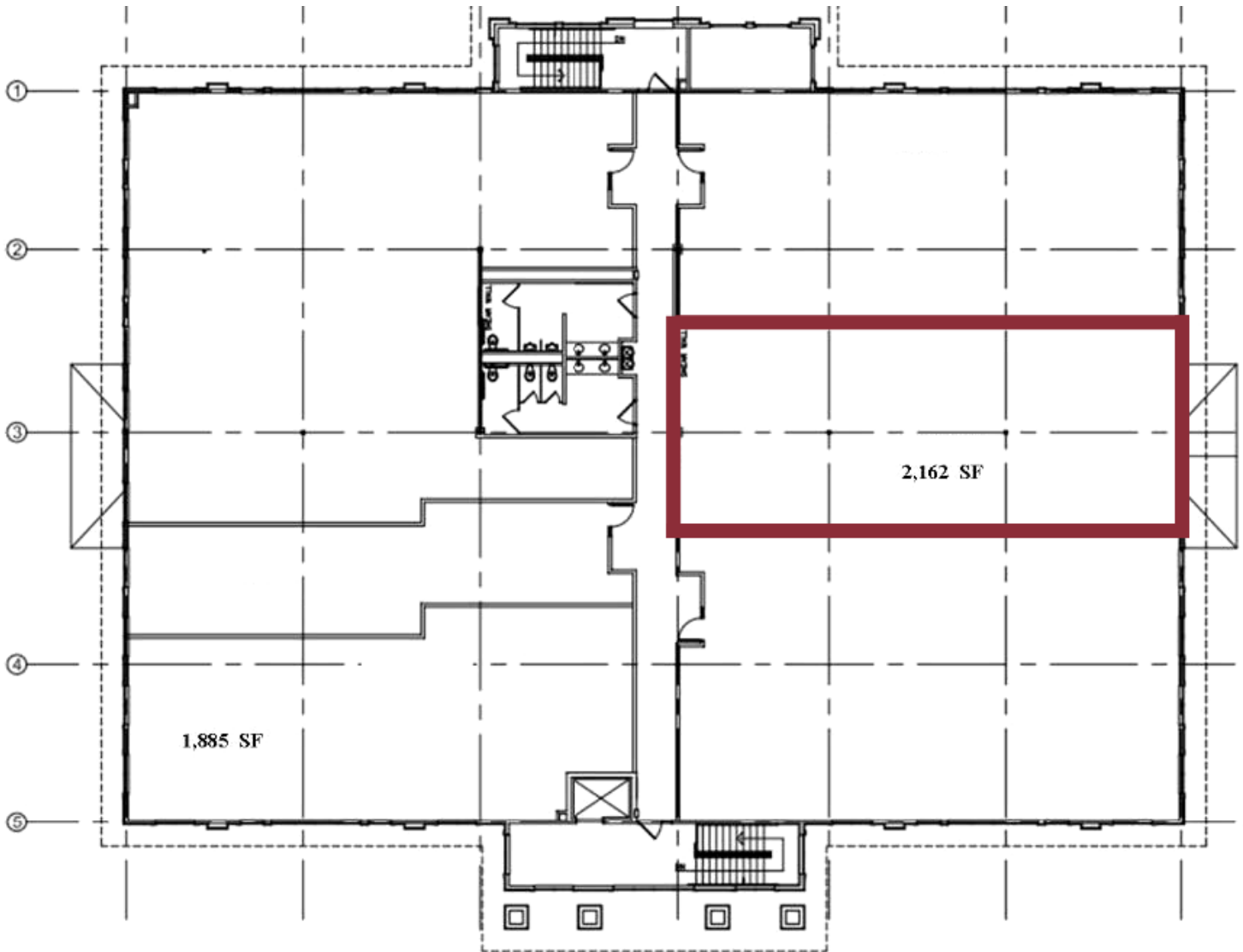
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FLOOR PLAN



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LOCATION MAP



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