

The Shoppes at Delta

Office Suites | Retail | Drive-Thru Pads Available



OFFICE SUITES
INCLUDE:

LOUNGE

LOBBY

KITCHENETTES

CONFERENCE ROOM

- New Office Suites Located on Highway 92 across from Safeway and Wal-Mart
- Ready for Immediate Occupancy
- Building is ADA Accessible with Elevator and Upgraded Restrooms
- Flexible Lease Terms
- Directory Signage Included with Excellent Parking and Visibility
- Easy Access to Downtown, Delta County Memorial Hospital and Shopping Areas
- Large Conference Room, Lobby and Kitchenettes Shared by Office Suite Tenants
- Private Restrooms, One with Shower
- Elevate Broadband High Speed Internet Now Available!
- Open Normal Business Hours with 24/7 Access
- Newly Constructed Double Office Suites (interior) with Tube Lighting for Natural Light.
- Individual Suites from \$395/month



Office Suites Lease Rates Starting at only \$395/month. Includes all utilities.

300 Stafford Lane, Suite 30212
Delta, Colorado 81416
www.GrandMesaRES.com

Lucinda Stanley, CCIM, Broker/Owner
970-201-2152
Lucinda@GrandMesaCRE.com

Information provided is deemed reliable but not guaranteed by the Brokers.

It is advised to verify all information and/or obtain professional advice. Price and terms may change without notice.

The Shoppes at Delta Office Suites/Build to Suit



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Current Availability

Suite No.	Size	Rate	Suite No.	Size	Rate
30211	168 USF ±	LEASED	30225	284 USF ±	LEASED
30214	155 USF ±	\$405	30226	163 USF ±	\$420/7/1/23
30215	152 USF ±	\$395	30246	277 USF ±	LEASED
30216	235 USF ±	\$550	30247	292 USF ±	LEASED
30217	160 USF ±	\$410	30248	296 USF ±	LEASED
30218	164 USF ±	\$430	30249	765 USF ±	LEASED
30219 (WINDOW)	284 USF ±	\$760	30250	568 USF ±	LEASED
30220	155 USF ±	\$405	30240	1,697 USF ±	LEASED
30221 (WINDOW)	212 USF ±	LEASED	30280	2,848 USF±	TBD +NNN
30222	155 USF ±	\$405	30200	740 USF ±	LEASED
30223 (WINDOW)	245 USF ±	LEASED	3010	3,180 USF ±	TBD +NNN
30224	212 USF ±	LEASED			

Office Suites Minimum 1 & 2 year lease terms

USF = Usable Square Feet / RSF = Rentable Square Feet
 NNN = Triple Net Lease (CAM Fees) Long term leases

Amenities for Suites 30211 thru 30226



Amenities for Suites 30246 thru 30250



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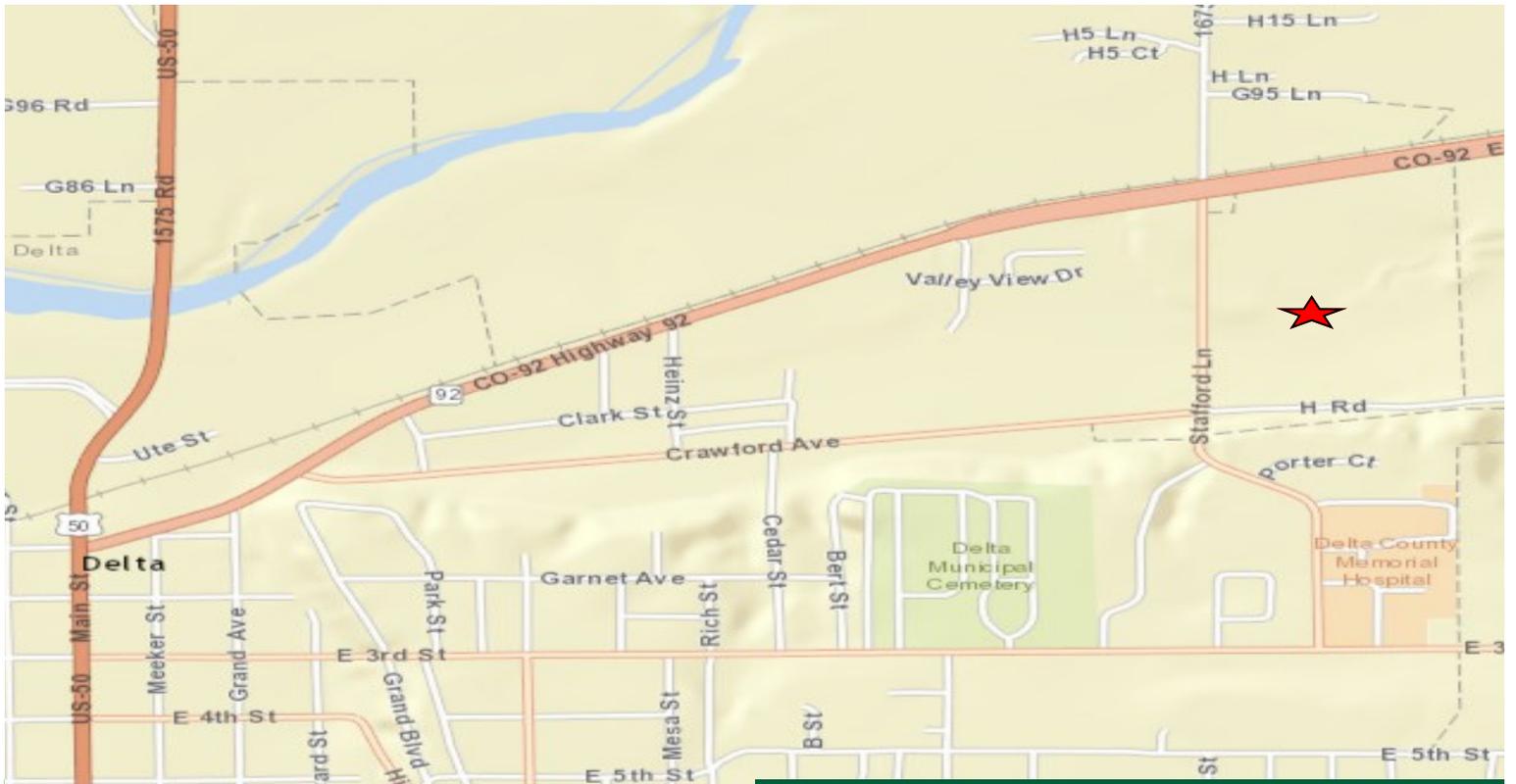
- Land Development
- Commercial Sales and Leasing
- Get a Free Market Analysis
- Residential Sales
- Commercial Property Management
- Over 80 combined years of experience

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Estimated Drive Times to Area Destinations

Starting point:
The Shoppes at Delta
300-350 Stafford Lane, Delta, Colorado

- Powderhorn Ski Resort 1 Hour
- Montrose City & Regional Airport 20 Minutes
- Grand Junction City & Regional Airport 45 Minutes
- Ouray Hot Springs & Ice Climbing 1 Hour 10 Minutes
- Telluride Town & Ski Resort 1 Hour 48 Minutes
- Copper, Vail, Breckenridge Ski Resorts 3 Hours
- Denver Metro Area 4 Hours 30 Minutes

	(Approx.)	(Estimated)
	Pad SQ.FT.+/-	Buildable SQ.FT.+/-
• The Shoppes At Delta Pads		
• Pad 1-A (500 Stafford, Front North Pad)	26,824	3,791
• Pad 2-B (450 Stafford, Middle North Pad)	21,482	3,345
• Pad 3-C (400 Stafford, Back North Pad)	37,899	28,015
• Pad 5 (250 Stafford, Back South Lot)	50,530	28,015
• Pad 6 (200 Stafford, Front South Lot)	27,663	3,500
• (Pads 1&2 may be combined)		
• Build to Suit Opportunity - Competitive Rates and Terms for Qualified Tenants		
• (Pad sizes are estimates only based on a conceptual architectural drawing)		

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Suite No. 30214



- 155± Square Feet
- \$405 / month
- Utilities Included
- Tenant Pays for Own Internet Installation & Service
- Minimum 2 Year Lease

Suite No. 30215



- 152± Square Feet
- \$395/month
- Utilities Included
- Tenant Pays for Own Internet Installation & Service
- Minimum 1 Year Lease

Suite No. 30216



- 235± Square Feet
- \$550 / month
- Utilities Included
- Tenant Pays for Own Internet Installation & Service
- Minimum 1 Year Lease

Suite No. 30217



- 160± Square Feet
- \$410 / month
- Utilities Included
- Tenant Pays for Own Internet Installation & Service
- Minimum 1 Year Lease

Suite No. 30218



- 164± Square Feet
- \$430 / month
- Utilities Included
- Tenant Pays for Own Internet Installation & Service
- Minimum 1 Year Lease

Suite No. 30219



- 163± Square Feet
- \$420 / month
- Utilities Included
- Tenant Pays for Own Internet
- Minimum 1 Year Lease

Suite No. 30220



- 155 ± Square Feet
- \$405 / month
- Utilities Included
- Tenant Pays for Own Internet
- Minimum 1 Year Lease

Suite No. 30222



- 155± Square Feet
- \$405 / month
- Utilities Included
- Tenant Pays for Own Internet
- Minimum 1 Year Lease

Suite No. 30226



- Available 07/01/2023
- 155± Square Feet
- \$405 / month
- Utilities Included
- Tenant Pays for Own Internet
- Minimum 1 Year Lease

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Suite No. 30248

Suite No. 30280

Suite No. 3010



Build to Suit!

Build to Suit!

- 296± Square Feet
- **LEASED**
- Utilities Included
- Tenant Pays for Own Internet Installation & Service
- Minimum 2 Year Lease

- Located on Second Floor across from Anytime Fitness
- Currently in Gray Shell Condition
- 2,848± Square Feet Total
- Negotiable tenant improvement allowance
- TBD \$ month NNN + CAM
- Plus Utilities
- Tenant Pays for Own Internet Installation & Service
- Minimum 5 Year Lease
- Annual Increase on Base Rent

- Located on First Floor
- Currently in Gray Shell Condition
- 3,180± Square Feet Total
- Negotiable tenant improvement allowance
- TBD \$ month NNN + CAM
- Plus Utilities
- Tenant Pays for Own Internet Installation & Service
- Minimum 5 Year Lease
- Annual Increase on Base Rent

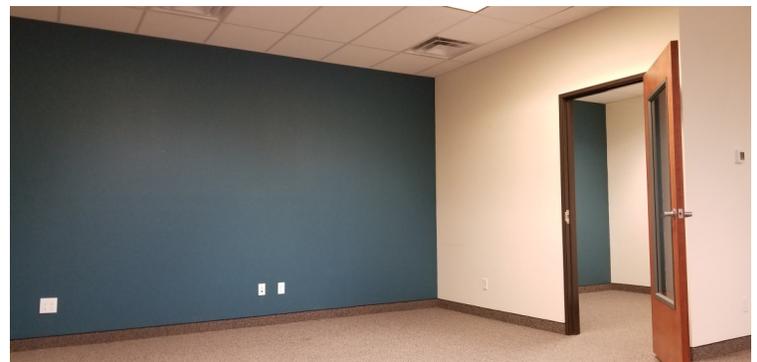
Suite No. 30200



740± Usable Square Feet Total
 9.5' x 10' private conference room or office (approx.)
 Sink, Counter, and Cabinets in place for kitchenette
 Large reception area and bull pen area with lots of windows
 Window Shades that block out over 99% of UV rays & heat

LEASED

Plus Utilities (Electric, Gas, Internet)
 Tenant Pays for Own Internet Installation & Service
 Minimum 2 - 3 Year Lease



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Pad 6

Front South Lot at 200 Stafford Ln., Delta
Pad Square Footage 27,663±
Estimated Buildable Square Footage 3,500±
Build to Suite Opportunity
Competitive Rates and Terms for Qualified Tenants

Build to Suit!

Close to the Hospital, Medical Corridor, Shopping,
Dining, Banks, Grocery, and more!



GRAND MESA
REAL ESTATE SERVICES



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970-201-2152 cell

970-512-3000 office



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