

Milestone Building

1404 Hawk Parkway

Montrose, Colorado



Commercial Lease Information Packet



John Renfrow * Renfrow Realty

Contact John Renfrow
(970) 249-5001 / (970) 874-1500

www.RenfrowRealty.com

Information deemed reliable, but not guaranteed and should be verified.

Member of:



RMCRE NETWORK PARTNER
www.RMCRE.com

Executive Summary

MONTROSE'S HALLMARK CLASS A OFFICE BUILDING!

1404 Hawk Parkway, Montrose, CO

MLS#	Unit #	Sq.Ft. (MOL)	Monthly Lease	Yearly Lease	Yearly \$/Sq.Ft.	NNN/mo	Total Monthly
811434	105	768	\$1,600	\$19,200	\$25.00	\$538.46	\$2,138.46
811436	106	944	\$1,967	\$23,600	\$25.00	\$672.83	\$2,639.83
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Office/Retail Space For Lease

Strategically located in the highly coveted S Townsend Corridor, the Milestone Building offers a rare opportunity with twelve units available for lease. Well-positioned at a signalized intersection, the property enjoys exposure to over 28,000 daily vehicles, ensuring unparalleled visibility for businesses. Situated directly across from the bustling Walmart Supercenter and in close proximity to Montrose's new Regional Health Center, Target, Natural Grocers, Ross, and Home Depot, this prime location guarantees high foot traffic. The building, spanning three floors, boasts versatile space on each level, with shared ADA bathrooms, and an elevator for accessibility. Tenants sharing this building include; Ohana Dental Implant Center, American AgCredit, Axis Health Systems, Acubalance Acupuncture, Alpine Title, Kelleher Construction, and Matt Calhoun, CPA. A welcoming foyer and meticulously landscaped surroundings enhance the professional ambiance. Additionally, ample off-street parking ensures convenience for tenants and visitors alike, contributing to the easy accessibility of the property. With its prime location, modern amenities, and zoning classification of B-2 permitting retail and office usage, the Milestone Building presents an exceptional opportunity for businesses seeking prominence in this thriving commercial district.

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View From Above



The Stone House
Steaks, Seafood, & Pasta

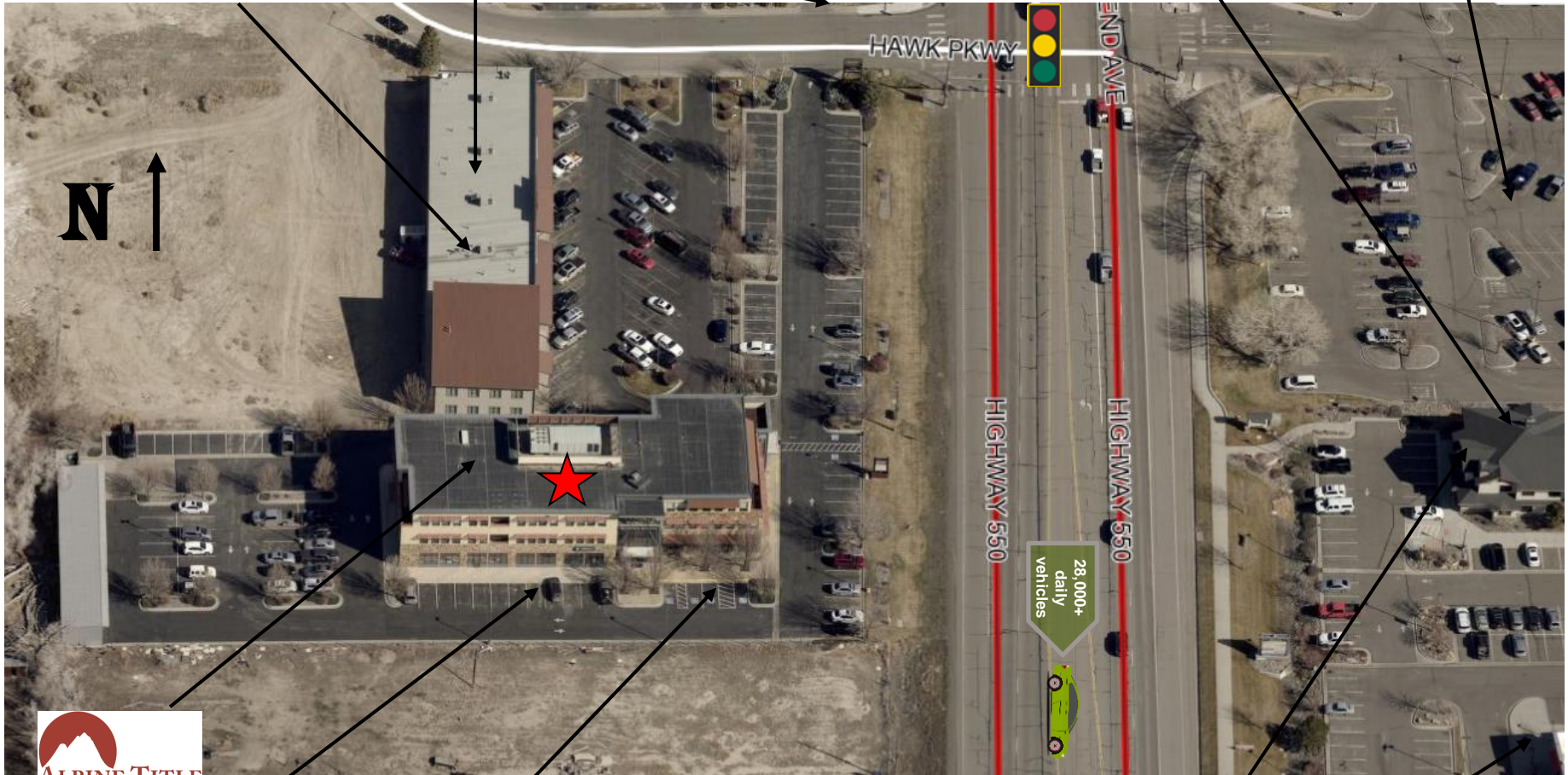


Photo from Montrose County GIS/Eagleview

 **Subject Property**



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Directions to Property

3 min (1.3 miles)

via US-550 S/S Townsend Ave

Fastest route now due to traffic conditions

Renfrow Realty

1832 S Townsend Ave, Montrose, CO 81401

↑ Head south on US-550 S/S Townsend Ave toward Montrose Dr

📍 Pass by Taco Bell (on the right)

1.2 mi

↘ Turn right onto Hawk Pkwy

108 ft

↙ Turn left

256 ft

↘ Turn right

📍 Destination will be on the left

125 ft

1404 Hawk Pkwy

Montrose, CO 81401

Starting from Renfrow Realty

1832 S Townsend Ave, Montrose, CO 81401

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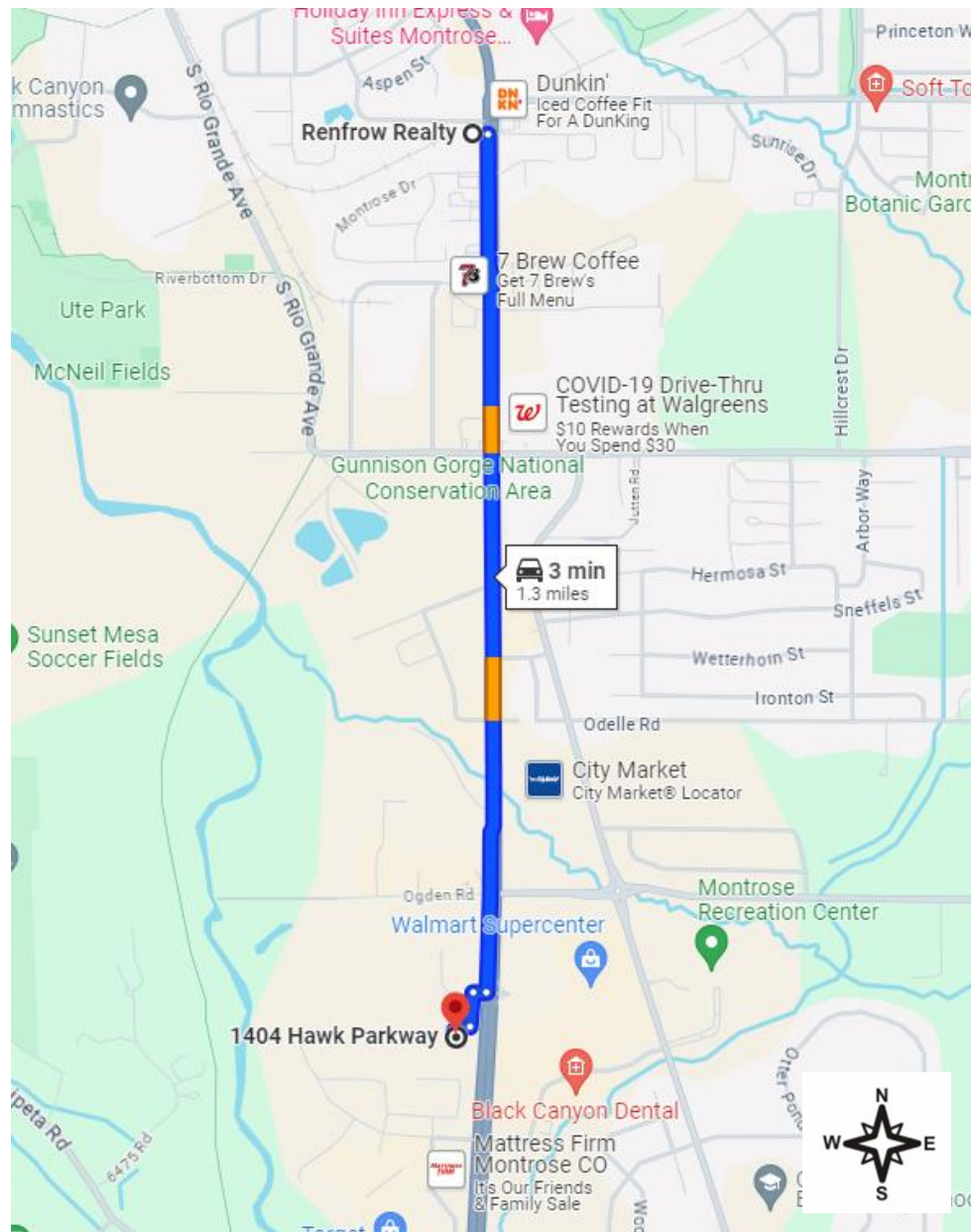


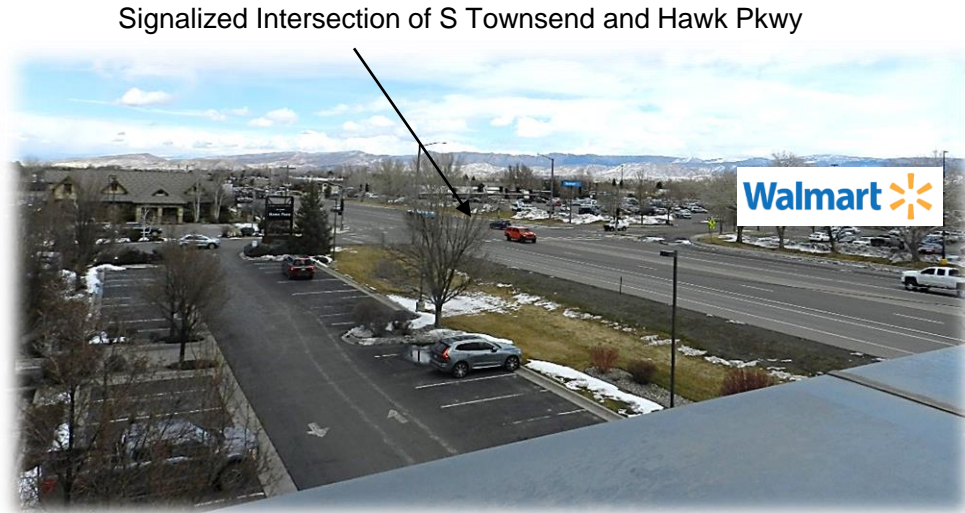
Photo from Google Maps



Photographs



West Side of Building



Signalized Intersection of S Townsend and Hawk Pkwy

Facing North on S Townsend/Hwy 50



Balcony From Units 301, 302, & 303 - 305, Facing S Townsend Ave



Facing South on S Townsend/Hwy 50

*Floorplan 1st Level

Units Available

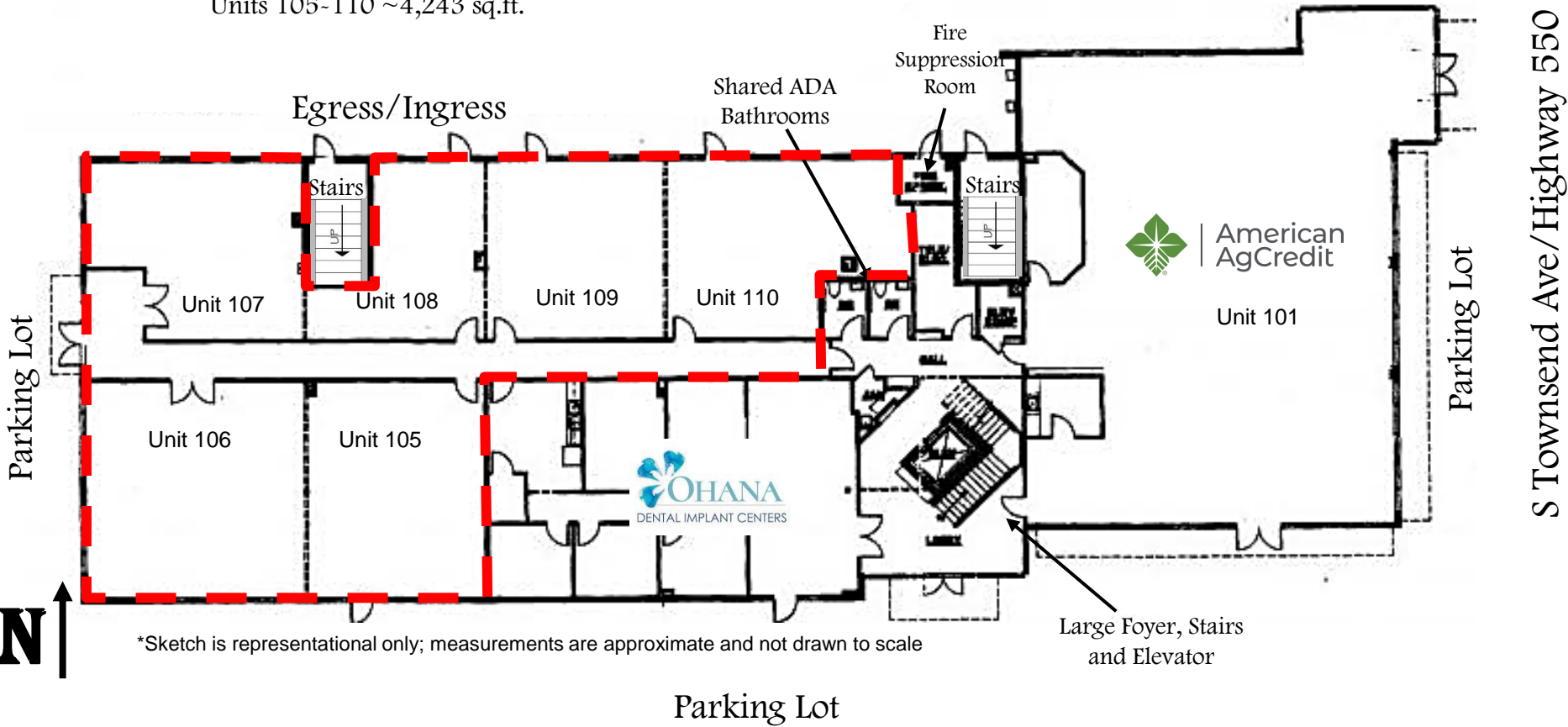
- Unit 105 ~768 sq.ft.
- Unit 106 ~944 sq.ft.
- Unit 107 ~680 sq.ft.
- Unit 108 ~469 sq.ft.
- Unit 109 ~637 sq.ft.
- Unit 110 ~745 sq.ft.
- Units 105-110 ~4,243 sq.ft.

Build-to-suit options available
 Each unit available individually
 Can combine units
 Many options available

Hawk Parkway



Egress/Ingress to Hawk Pkwy and S Townsend Ave



*Sketch is representational only; measurements are approximate and not drawn to scale

Parking Lot

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Photographs



Unit 105 ~768 sq.ft.

- Unit faces South
- Build-to-suit option

Unit 106 ~944 sq.ft.

- Corner Unit with windows facing South and West
- Build-to-suit option



Unit 107 ~680 sq.ft.

- Unit faces West
- Build-to-suit option



Unit 108 ~469 sq.ft.

- Unit faces North
- Build-to-suit option

Unit 109 ~637 sq.ft.

- Unit faces North
- Build-to-suit option



Unit 110 ~745 sq.ft.

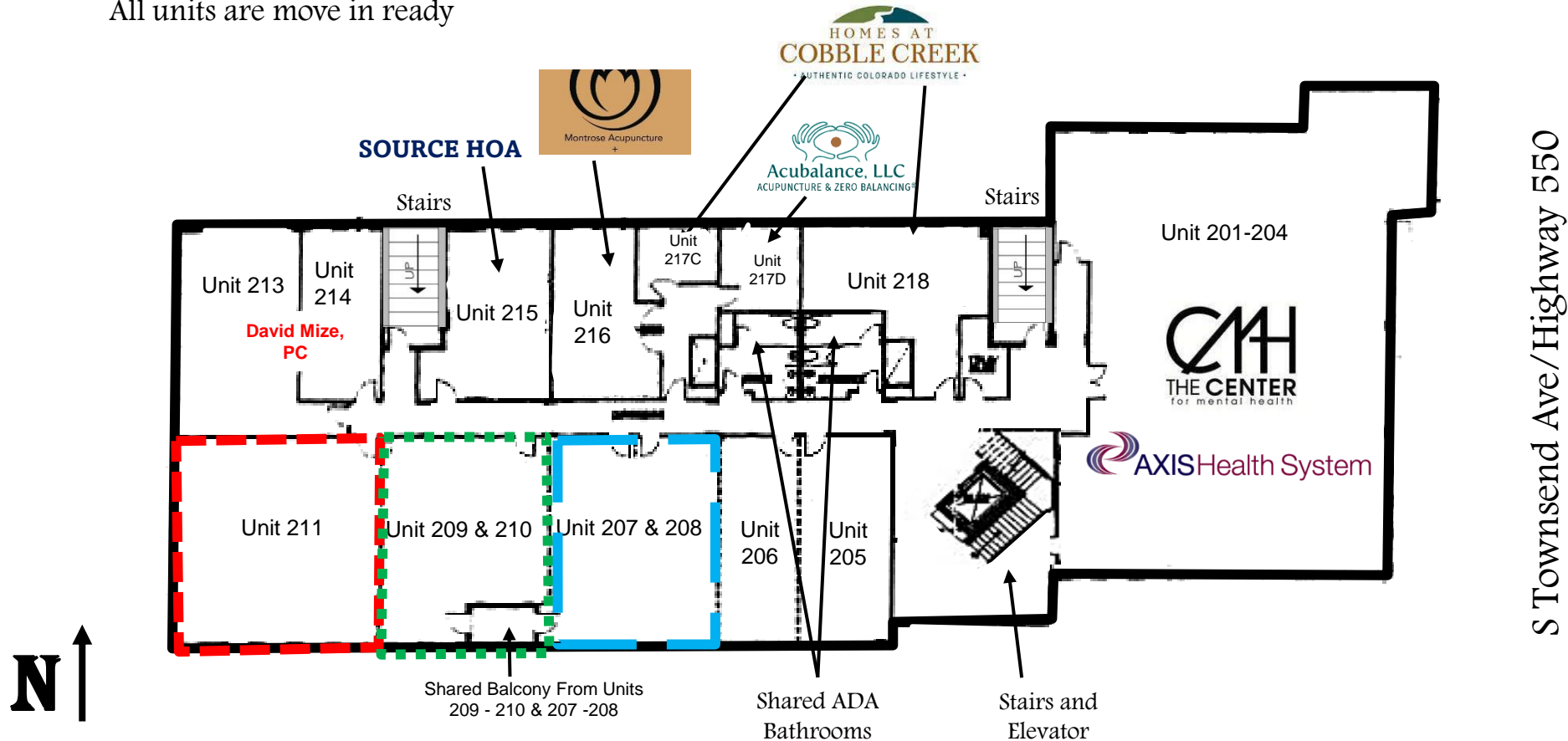
- Unit faces North
- Build-to-suit option

*Floorplan 2nd Level

Units Available

- Unit 207 & 208 ~765 sq.ft.
- - - Unit 209 & 210 ~765 sq.ft.
- - - Unit 211 ~937 sq.ft.

All units are move in ready



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S Townsend Ave/ Highway 550

Photographs

Unit 207 & 208

- ~765 sq.ft.
- South facing with views of the San Juans
- Open floorplan
- Shared balcony with Unit 209 & 210



Unit 209 & 210

- ~765 sq.ft.
- South facing with views of the San Juans
- Enclosed office area
- Shared balcony with Unit 207 & 208

Unit 211

- ~937 sq.ft.
- Corner Unit with windows on the South side and West side
- South facing with views of the San Juans
- Open floorplan

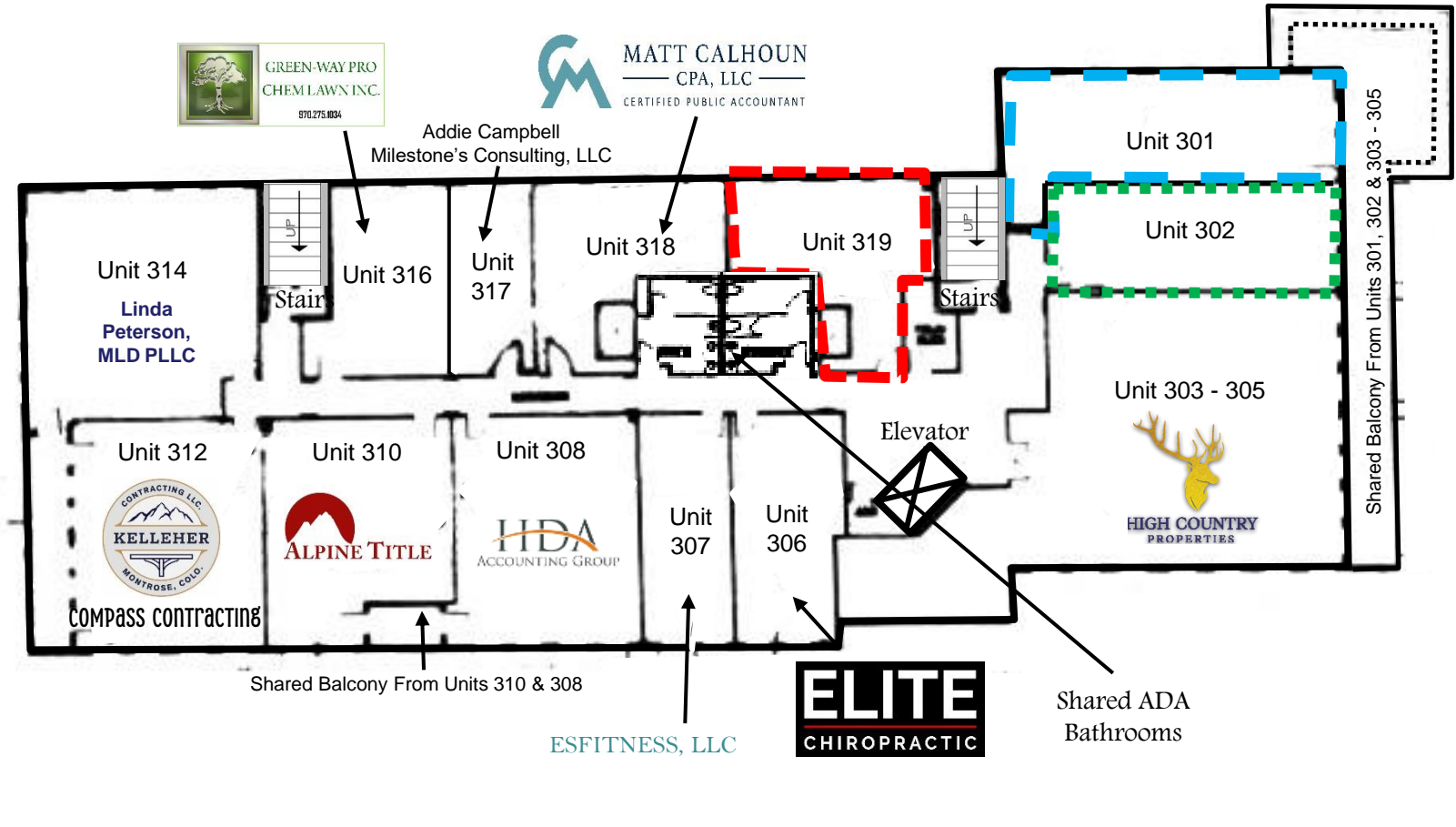


*Floorplan 3rd Level

Units Available

- — — Unit 301~810 sq.ft.
- - - - - Unit 302~754 sq.ft.
- - - - - Unit 319 ~441 sq.ft.

All units are move in ready



S Townsend Ave/Highway 550

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Photographs

Unit 301

- ~810 sq.ft.
- Large windows on the North side
- Corner Unit
- Open floorplan
- Shared balcony with Units 302 – 305, facing East onto S Townsend



Unit 302

- ~754 sq.ft.
- Open floorplan
- Shared balcony with Units 301, & 303 - 305, facing East onto S Townsend

Unit 319

- ~441 sq.ft.
- Private office
- Storage closet
- Large windows facing North



General Information

Utilities

- Water/Sewer: City of Montrose (970) 240-1400
- Electricity: DMEA (970) 249-4572
- Natural Gas: Black Hills (888) 890-5554
- Fiber: Clearnetworx (970) 240-6600 (available)
Elevate (844) 386-8744 (available)

Covenants*

- Hawk Park Centre
- Miner's Building Condominium Association

*Documents available upon request

TERMS & CONDITIONS

- Security deposit equal to one month's rent
- NNN Lease:
- Tenant pays NNN fees which cover building taxes, building insurance, and OA fees
 - Tenant shall pay electricity (billed by owner), maintenance repairs, and any CAM fees (CAM fees include natural gas, water, sewer, trash, snow removal, parking lot maintenance.).
 - Tenant shall carry a minimum \$1M liability insurance policy naming landlord as additionally insurance
- Possession
 - Upon signing of lease, submission of security deposit, first month's lease payment, and proof of insurance.

City of Montrose Zoning Map

- City of Montrose Zoning District
- B-1, Central Business
 - B-1A, Community Commercial
 - B-2, Highway Commercial ←
 - B-2A, Regional Commercial
 - B-3, General Commercial
 - B-4, Neighborhood Shopping
 - I-1, Light Industrial
 - I-2, General Industrial
 - MHR, Mobile Home Resid
 - MR, Medical/Residential
 - OR, Office/Residential
 - R-1, Very Low Density
 - R-1A, Large Estates
 - R-1B, Small Estates
 - R-2, Low Density

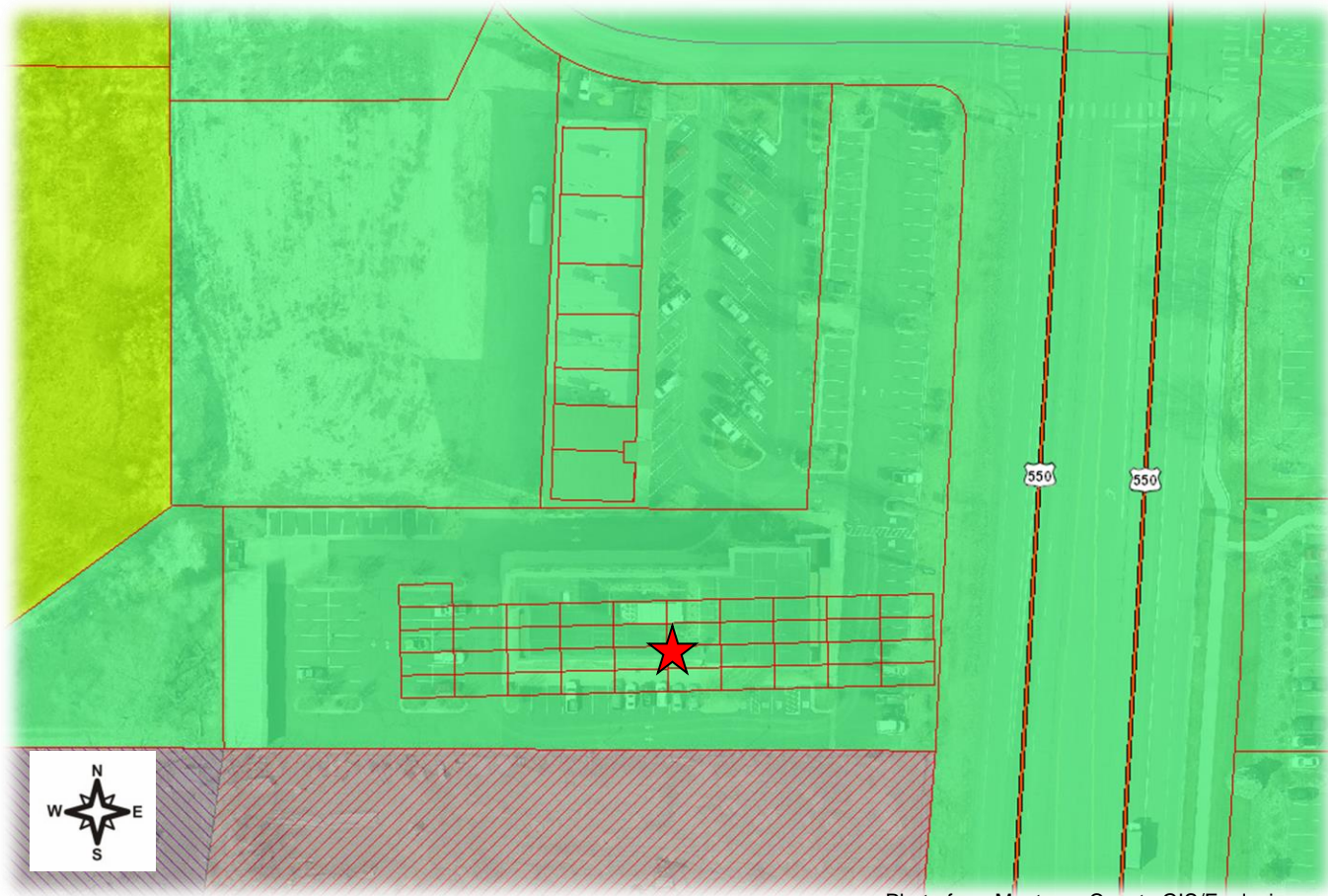


Photo from Montrose County GIS/Eagleview



Property is Zoned Highway Commercial District (B2) in the City of Montrose

- B2 Zoning Regulations include Uses By Right for B1 Zone as well
- B2 Zoning Regulations are on following page
- Contact Jace Hochwalt with the City of Montrose for more information (970) 240-1478 or jhochwalt@cityofmontrose.org



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*Zoning Breakdown Table- Commercial (page 1 of 2)

LEGEND:ZONING DISTRICTS
OR: Office-Residential
P: Public
B-1: Central Business
B-2: Highway Commercial
B-2A: Regional Commercial
B-3: General Commercial
B-4: Neighborhood Shopping
I-1: Light Industrial
I-2: General Industrial
LEGEND:USE TYPE
P: Permitted Use
C: Conditional Use
A: Accessory Use
T: Temporary Use

**Note: Any uses not listed in a zone district are prohibited – see Sec. 11-7-6(F)(1)

[**https://library.municode.com/co/montrose/codes/code_of_ordinances?nodeId=PTIICOOR_TITXILADERE_C_H11-7ZORE_S11-7-6DIUS](https://library.municode.com/co/montrose/codes/code_of_ordinances?nodeId=PTIICOOR_TITXILADERE_C_H11-7ZORE_S11-7-6DIUS)

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LAND USE	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
COMMERCIAL USES									
Automobile and vehicle sales, repair, or service establishments			C	C	P	P			
Automobile body shops			C	C	P	P			
Bed and Breakfast	P								
Building Material businesses			C	P	P	P			
Car washes				P	P	P	C		
Commercial businesses		C							
Commercial uses other than the uses by right in this zone district which comply with the performance standards of chapter 11-11-4 and are consistent with sec. 11-7-5(D)(1)								C	
Farm implement sales or service establishments					P	P			
Fueling Stations or other retail uses having fuel pumps which comply with the following criteria: (a) All fuel storage, except propane, shall be located underground (b) All fuel pumps, lubrication and service facilities shall be located at least 20 ft from any street right-of-way line.			P	P	P	P	C		
Funeral homes			C	C	C	C			
Hotels and Motels			P	P	P	P			
Laundry facilities, self-service				P	P	P	P		
Mobile and travel home sales or service establishments					P	P			
Offices for medically related and professional service providers including doctors, dentists, chiropractors, lawyers, engineers, surveyors, accountants, bookkeepers, secretarial services, title companies, social service providers and other similar professional service providers	P								
Offices not allowed as a use by right	C								
Travel home parks & campgrounds				C	C	C			
Rental businesses					P	P			
Restaurants			P	P	P	P	P		P
Restaurants, drive-in, drive-through			C	C	C	C	C		
Retail sales and services establishments which cater to the general shopping public	C								
Retail stores, business and professional offices, and service establishments which cater to the general shopping public			P	P	P	P	P		P
Retail stores, business and service establishments serving the general public but which also involve limited manufacturing of the products supplied				C	C	C			
Sexually oriented business									P
Short-term rentals	P		P	P	P	P	P	P	P
Taverns			P	P	P	P	C		
Theaters			P	P	P	P			
Veterinary clinics or hospitals for small animals				P	P	P			
Veterinary clinics or hospitals for large animals					P	P			



*Zoning Breakdown Table-Commercial (page 2 of 2)

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LAND USE	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
INDUSTRIAL USES									
Above ground storage facilities for hazardous fuels						P			P
Aircraft support services, including, but not limited to, aircraft maintenance and passenger and crew services								P	P
Construction and contractor's office and equipment storage facilities						P			P
Feed storage & sales establishments						P			P
Manufacturing and non-manufacturing uses including: food processing; metal finishing and fabrication; paper, plastic and wood manufacturing (excluding processing of any raw materials), fabric manufacturing and similar activities					C	C		P	P
Other industrial uses									P
Storage facilities, indoor			C	P	P	P	C		P
Storage facilities, outdoor					C	P		P	P
Warehouse & wholesale distribution operations			C	C	C	C		P	P
RESIDENTIAL USES									
Duplex	P		P	P	P	P	P	P	P
Group homes-handicapped/disabled 8 person or less	P		P	P	P	P	P	P	P
Group homes-handicapped/disabled >8 person	C		C	C	C	C	C	C	C
Group homes, other	C		C	C	C	C	C	C	C
Home occupation	A		A	A	A	A	A	A	A
Multifamily dwelling	C	C	P	P	P	P	P	P	P
Single-family dwelling	P	C	P	P	P	P	P	P	P
Supportive housing	C					C		C	



★ Subject property is in booming South Corridor area, and is surrounded by many major businesses, including:

Map of Vicinity

Photo from Montrose County GIS/Eagleview

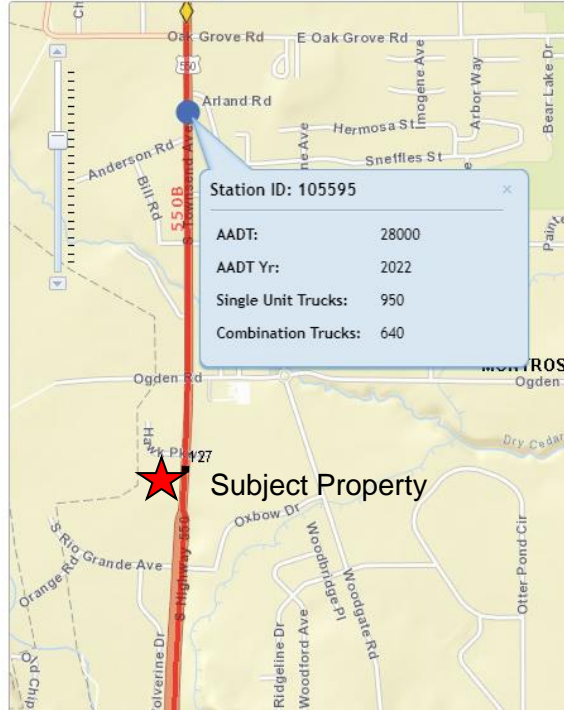
Map showing the subject property (marked with a red star) and surrounding businesses. The map includes labels for major roads: S Townsend Ave/Hwy 550 and Woodgate Rd. A compass rose is located in the bottom right corner.

Businesses shown on the map:

- HOBBY LOBBY
- Target
- Starbucks
- Looney Bean
- crumbl cookies
- maurices
- MONTROSE REGIONAL HEALTH
- Famous Footwear
- PETCO
- NATURAL GROCERS
- SPORTSMAN'S WAREHOUSE
- GOLDEN GATE PETROLEUM
- Papa Murphy's
- chili's
- McDonald's
- THE HOME DEPOT
- QUALITY INN & SUITES
- Woodgate TRAILS
- Wendy's
- Pizza Hut
- Freddy's STEAKBURGERS
- TACO BELL
- BLUECORN
- RENFROW REALTY
- DISCOUNT TIRE
- Culver's
- Rib City Grill
- HEIDI'S
- Pahgre's
- Walmart
- City Market
- Denny's
- Starbucks
- Walgreens
- KFC
- MURDOCH'S
- BR baskin
- DUNKIN' DONUTS
- Holiday Inn Express & Suites
- Walmart
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Traffic Data Explorer



Colorado Department of Transportation (CDOT) Traffic Count*



DAILY TRAFFIC (06/25/2020)

Photo from Google Maps

Dir	0h	1h	2h	3h	4h	5h	6h	7h	8h	9h	10h	11h	12h	13h	14h	15h	16h	17h	18h	19h	20h	21h	22h	23h
P	39	13	10	18	24	71	216	514	656	844	1,103	1,157	1,199	1,253	1,119	1,104	1,226	1,178	929	696	478	290	167	82
S	26	11	8	27	67	262	561	699	813	980	1,079	1,258	1,277	1,175	1,178	1,129	1,094	1,007	735	589	366	248	124	62

P = Primary Direction: The direction of increasing mile posts (generally traffic heading to the north or east).

S = Secondary Direction: The direction of decreasing mile posts (generally traffic heading to the south or west).

FUTURE TRAFFIC (Projection Year 2044)

Station ID	Route	Start	End	AADT	Year	Single Trucks	Combined Trucks	% Trucks	DHV	Projected AADT
105595	550B	126.806	127.74	28,000	2022	950	640	5.7	10	35,084

AADT: Annual average daily traffic is the total volume of highway vehicles for a year divided by 365 days. It is a useful and simple measurement of how busy the road is.

*Raw Data taken from <http://dtdapps.coloradodot.info/Otis/>
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Recap

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NNN Leases

start at:

\$918.75/MO

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