

Dental / Medical Office Space – Available For Lease



818 Grand Ave - Exterior of Dental / Medical Building (Front)

818 Grand Avenue, located near the banks of the Colorado River, was constructed in 1925 for Glenwood Light & Water Co. The single-tenant commercial dental / medical office building was fully renovated in 2021 & has free street parking directly in front of property. Additional free covered parking, for tenant's employees and visitors, is only a few steps away in City garage at 9th & Cooper. The proximity to amenities on Grand Avenue (the 'Main Street' in Glenwood Springs) offers great access to restaurants, breweries, hotels and other popular local retailers.

This centralized downtown location is 40 miles from Aspen, 60 miles from Vail & 85 miles from Grand Junction as well as only 5 minutes to reach Interstate 70.

818 Grand Avenue
Glenwood Springs, CO 81601



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COMMERCIAL



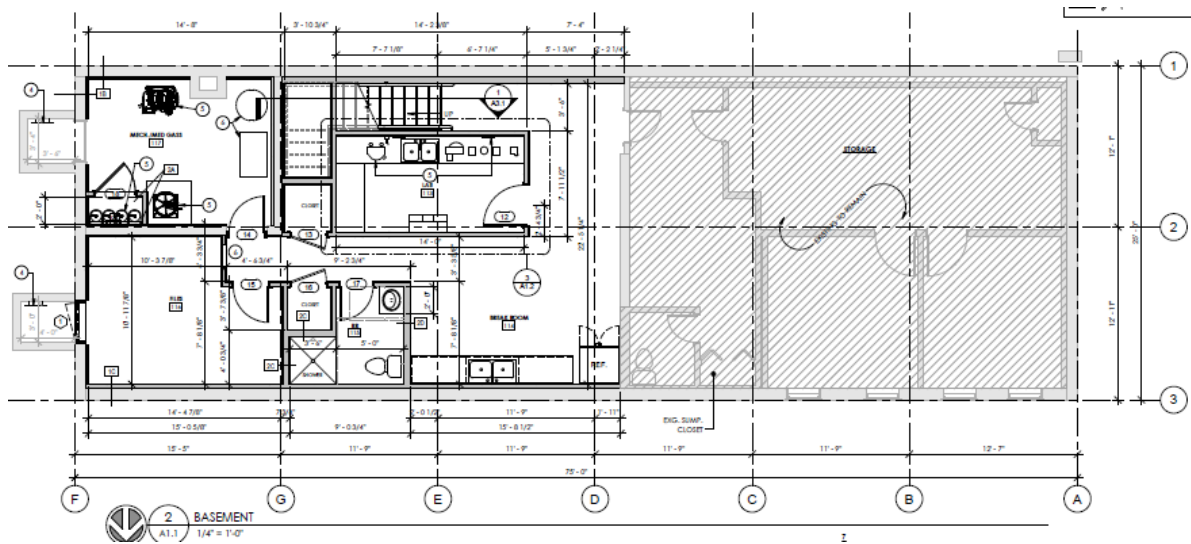
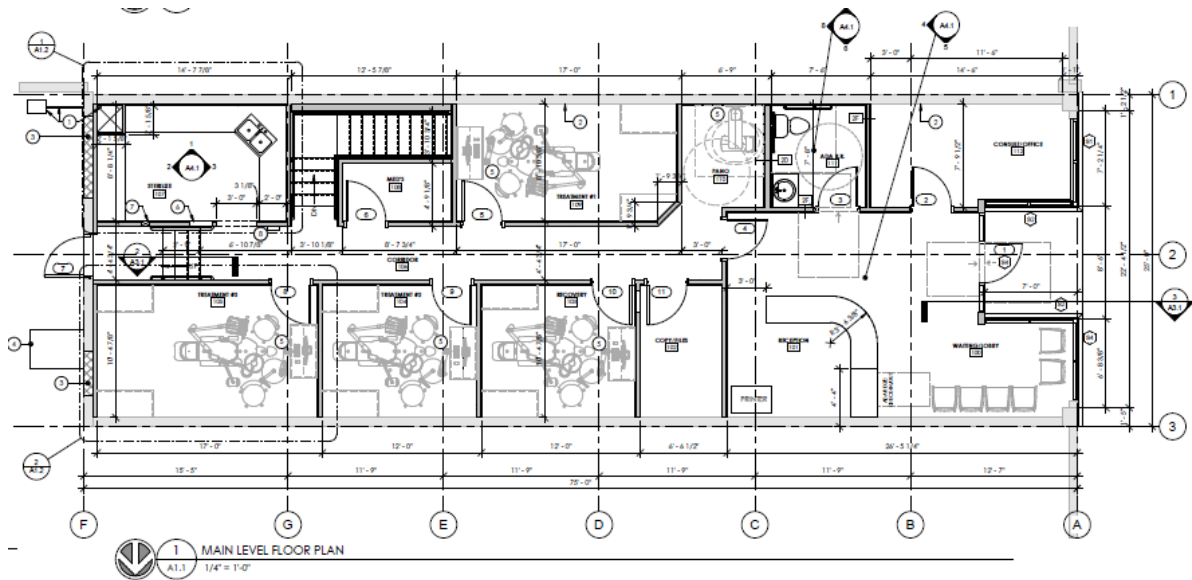
Reception with Built-In Desk (Main Level)

Property Details

- Total Space Available: 3,405 SF
 - Main Level: 1,600 SF
 - Basement: 1,805 SF
- Rental Rate: Contact Broker
- Space Type: Dental / Medical Office
- Lease Term: 5 - 10 Years
- 2023 Property Taxes: \$16,320.04
- 2024 Property Insurance: \$2,863
- Association Dues: None
- Fully Renovated Building in 2021



Reception - View Overlooking Main Entry & Grand Ave (Main Level)



Space Description - Main Level

- Large Reception with Built-In Desk
- Conference Room
- 4 Dental / Medical Exam Rooms
- Work / File Room with Sink
- Restroom
- Server / Telecom Room

Basement

- Work Area 1 with Sink
- Work Area 2 with Sink
- Mechanical Room
- Restroom with Shower
- Storage Room

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Reception with High Ceilings, Brick Wall, Upgraded Lighting & Built-In Desk (Main Level)

FOR LEASE

818 Grand Ave. Glenwood Springs, CO



Work / File Room with Sink (Main Level)



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Dental / Medical Office - 1 of 4 Exam Rooms (Main Level)

FOR LEASE

818 Grand Ave. Glenwood Springs, CO



Work Area 1 - Cabinets with Sink (Basement)



Work Area 2 - Cabinets with Sink (Basement)

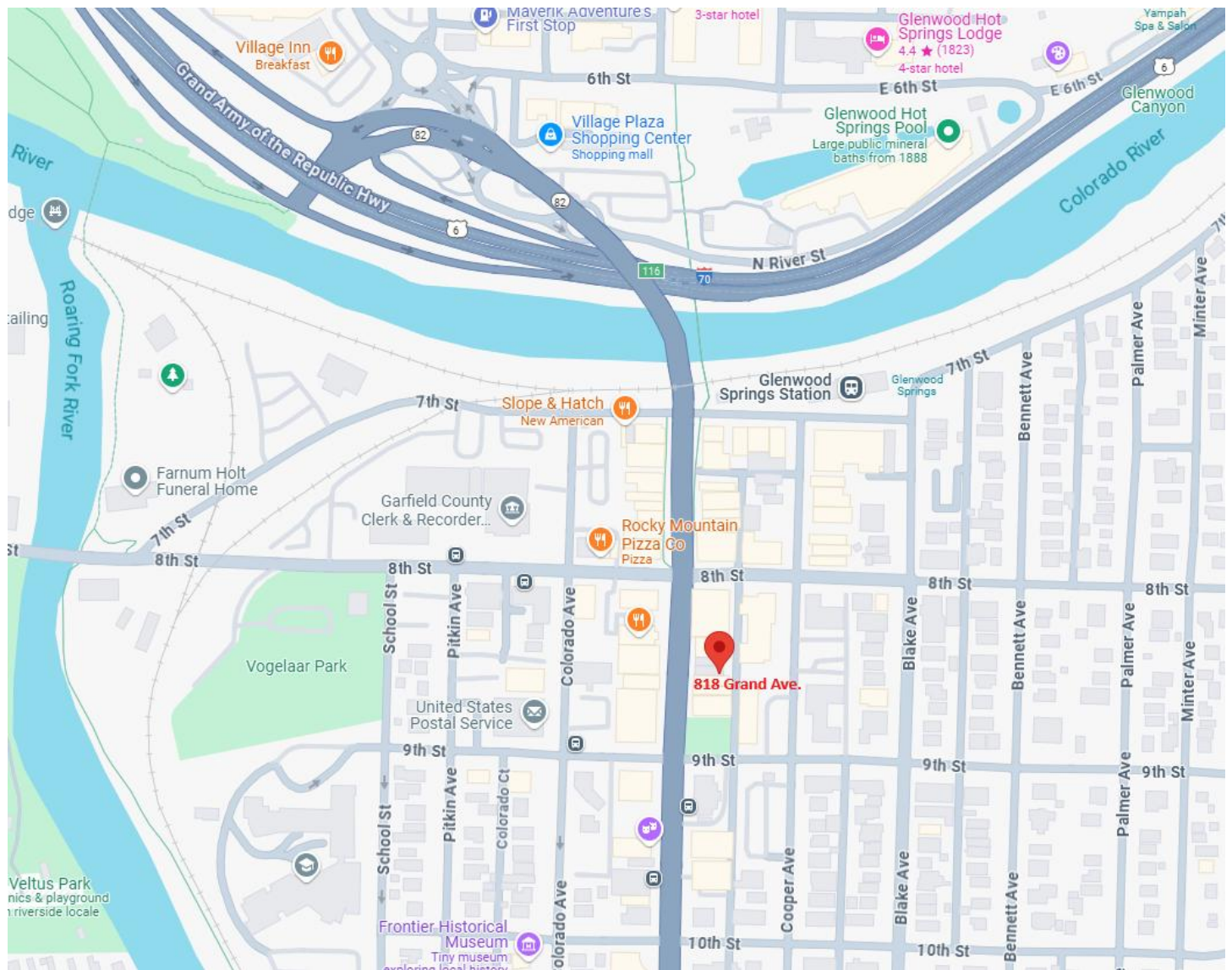
818 Grand Avenue Glenwood Springs, CO 81601



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Location Details

- 5 Minutes from Interstate 70
- 40 Miles from Aspen
- 60 Miles from Vail
- 85 Miles from Grand Junction



Map - Downtown Glenwood Springs - 818 Grand Avenue