

# OFFICE SPACE FOR LEASE

317 North Meldrum near Old Town  
Call 970 495-1150 (or 227-5587 after hours)



Front of building



165 sq ft room to lease



back yard - just outside the door of this room

## This Executive Suite is an excellent environment for:

- Occupational Therapy
- Psychology, counseling, or other healing arts disciplines
- Accounting
- Professional needing a quiet space
- Music Therapy
- Law practice
- Massage Therapy
- **YOU**
- Financial planning
- Satellite office (if out of town)

### Details:

- The room is 165 square feet + access to common area (700+ sq ft) including kitchen, waiting areas, bathroom, huge back yard
- Conference room available
- High-speed internet negotiable
- Light front-office support including use of copier, fax
- \$450 Lease rate (gross) includes trash, utilities, cleaning, general maintenance, and more
- Natural light, operable window and door
- Private entrance/exit
- Voice mail, professional phone system w/intercom
- Signage (slat + awning in back)

**PLUS we have rooms to rent by the hour, day or half-time, and we have a conference room to rent (by appointment)**



conference room, 2 smaller rooms to rent by hour/day

Two blocks from Transit Center, Old Town, Lee Martinez Park, trails, coffee shops, etc.



\*\*\* Check in with Front Office staff for a tour \*\*\*

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