



COMMERCIAL
PROPERTIES
Real Colorado Properties

UNITED COUNTRY COMMERCIAL

REAL COLORADO PROPERTIES



AVAILABLE FOR LEASE

1404 HAWK PARKWAY

UNIT 201 | MONTROSE, COLORADO

3,321 SF

AVAILABLE SUITE

\$20.00/SF/YR

BASE RENT

CLASS A

OFFICE / MEDICAL

TRENT BUCHANAN | COMMERCIAL BROKER

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realcoloradoproperties.com

A PROMINENT PROFESSIONAL ADDRESS



THE OPPORTUNITY

Position your business in the established Milestone Building at 1404 Hawk Parkway. This expansive second-floor suite is well suited for medical, dental, therapy, wellness, legal, financial-services, or other professional users seeking a polished setting with convenient access for clients and employees.

The suite is already plumbed, and flexible B-2 zoning supports a broad range of commercial uses. The property sits in Montrose's active South Townsend commercial corridor near major retail, restaurants, healthcare, and community services.

AT A GLANCE

SUITE SIZE

3,321 SF

LOCATION

Second floor

BASE RENT

\$5,535 / MO

ZONING

B-2 Business

BUILDING

Class A

PARKING

119 spaces

BUILDING HIGHLIGHTS

- Recognized Milestone Professional Building
- Controlled access and on-site management
- Central air conditioning and security system
- Atrium, signage opportunities, and 24-hour access
- Near US 550 / South Townsend Avenue / Across from Walmart
- Surrounded by established retail and services

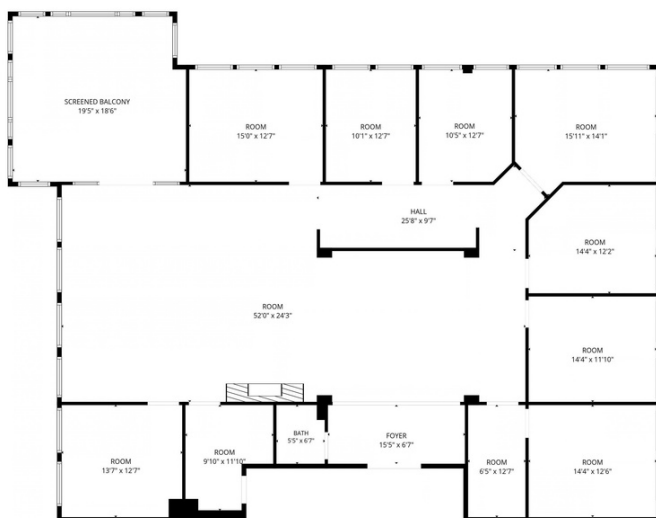
SPACE TO SERVE, COLLABORATE + GROW

flexible plan with open work areas, private rooms, support spaces, and strong natural light.



EXPANSIVE CENTRAL WORK / RECEPTION AREA

REFERENCE FLOOR PLAN



FLOOR PLAN CREATED BY CUBICSCA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Floor plan shown for reference. Prospective tenants should verify dimensions and configuration onsite.



RECEPTION AREA



MULTIPLE OFFICE/ROOMS WITH SINKS



READY FOR YOUR NEXT MOVE

One of the Milestone Building's larger available suites in a recognized professional setting.

3,321 SF | SECOND FLOOR | OFFICE / MEDICAL

CURRENT MONTHLY OCCUPANCY

Base rent **\$5,535.00**

Property taxes & Insurance **\$1,014.27**

CAM **\$1,425.26**

Total before utilities \$7,974.54

Equivalent to approximately \$28.81/SF/YR.

KEY TERMS

LEASE TERM 2-year minimum

ANNUAL ESCALATION 4% on base rent

ELECTRICITY Separately metered

WATER / SEWER Pro rata

AVAILABILITY Now

CONNECTED SOUTH MONTROSE LOCATION

Near the US 550 / South Townsend Avenue corridor, the property offers straightforward access and a convenient client-facing location near Walmart, Target, Home Depot, restaurants, healthcare providers, and other daily services.



Trent Buchanan

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All information is deemed reliable but is not guaranteed and is subject to change, withdrawal, or prior lease without notice. Prospective tenants should independently verify all information, dimensions, zoning, permitted uses, expenses, and property condition. Lease figures shown are based on current quoted terms and may be adjusted or reconciled as provided in the final lease.