



U.S. Social Security Administration (S&P: AA+)

1805 Pavilion Drive | Montrose, Colorado 81401



Offering Price:
\$1,246,183



Cap Rate:
6.50%

The Offering

Stan Johnson Company is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the land and building of a single-tenant government office facility located in Montrose, Colorado.

The Property consists of 0.56 acres and a one-story, 4,362-square-foot government office that was built in 2002 for the exact specifications of the Tenant.

Highlights

- Strong Demographics
- Top Colorado Metro
- Government Lease
- Likelihood of Renewal
- Long-Term Commitment
- Strong Credit
- Favorable Lease
- Mission-Critical Operation
- Strong Market



Click here
to download
Offering
Memorandum

Offered Exclusively by

Brad Feller
Managing Director & Partner
CO Lic #EA.100088654

Stan Johnson Company
303 E Wacker Drive, Suite 1111
Chicago, Illinois 60601
P: 312.240.0127

stanjohnsonco.com



Stan Johnson Co.