

FOR LEASE

3459 W. 20th Street
Greeley, CO

BANK OF COLORADO BUILDING

EXECUTIVE SUITES

**223-A
224/225**

AVAILABLE

**1,533 SF
2,500 - 4,953 SF**

PRICE

**\$14/SF NNN
\$14 - \$16/SF NNN**



FEATURES:

- Prominent location at the intersection of 20th Street and 35th Avenue
- Monument signage available
- Suite 224/225 divisible to 2,500 SF +/-
- Elevator served building
- Private balcony available for Suite 224/225
- NNN's estimated at \$7.19/SF



REALTEC
COMMERCIAL REAL ESTATE SERVICES

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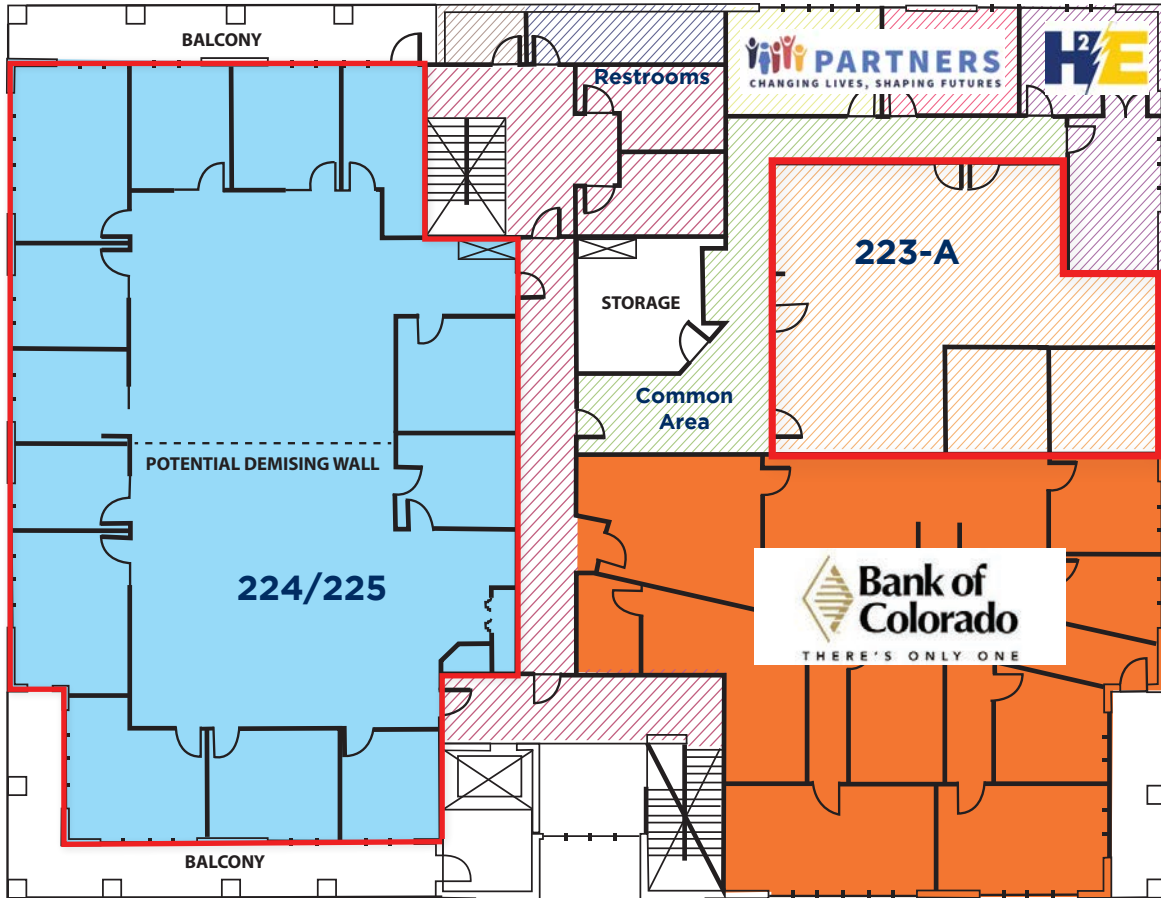
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FOR LEASE

3459 W. 20th Street
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FLOOR PLAN

 - Available



Second Floor

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13.6

MILES
TO LOVELAND

62.8

MILES
TO BOULDER

44.8

MILES
TO WYOMING

67.5

MILES
TO DENVER
INTERNATIONAL
AIRPORT



Fort Collins

712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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