

ST. MICHAELS CLOCKTOWER

3050 67TH AVENUE
GREELEY, CO 80634



Space Available

#202 | 4,967 rentable SF

Lease Rate

\$17.00 / SF NNN

NNN Rate

\$12.68 / SF
2026 estimate

PREMIER OFFICE SUITE AVAILABLE IN GREELEY'S EXPANDING COMMERCIAL CENTER

- Large professional office suite in prime west Greeley location.
- Open work areas, kitchenette, restrooms, and multiple storage rooms.
- High visibility with 36,097 VPD on Hwy 34; adjacent to UCHealth Greeley Hospital and quick Hwy 34 access.
- Abundant parking for tenants and customers.



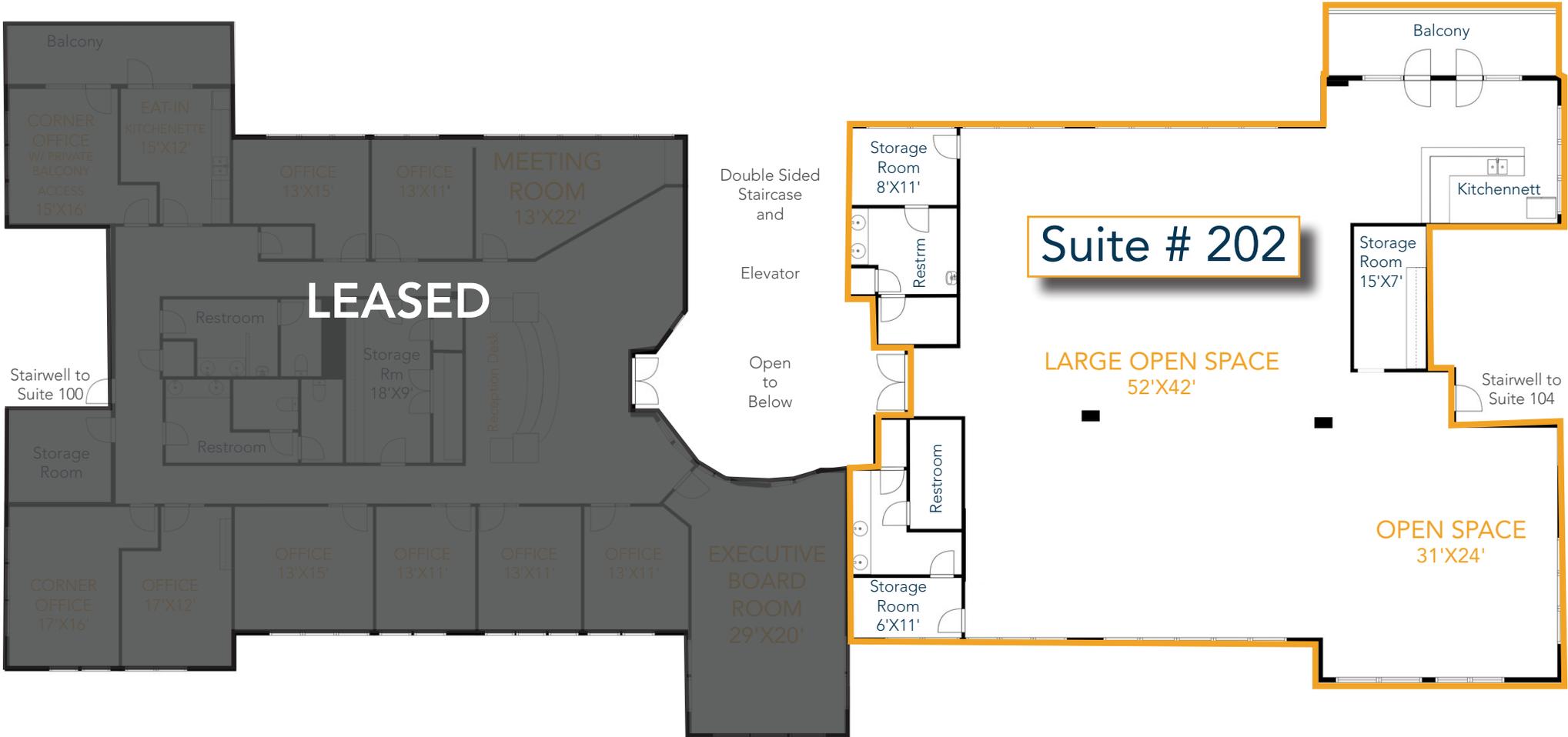
PROPERTY INFO & SUITE #200 - FLOOR PLAN

PROPERTY OVERVIEW

St. Michaels Clocktower is a multi-tenant office building located in the St. Michaels development of fast-growing west Greeley, at US Highway 34 and 65th Avenue. Office demand in this area is driven by UCHHealth's west Greeley Hospital, a 212,000 SF facility with 87 beds that opened in 2019, along with the adjacent 115,000 SF medical center. This UCHHealth campus is a major economic driver for the area, supporting strong demand for commercial uses and continued rent growth.

GREELEY OVERVIEW

- Third fastest growing MSA in the nation.
- Greeley/Fort Collins region projected to grow by over 100% over the next 30 years.
- Forbes magazine ranks Greeley MSA the 6th fastest "job growth" market in the nation.
- Ranked #1 by WalletHub for "Jobs and the Economy" out of 515 cities nationally.

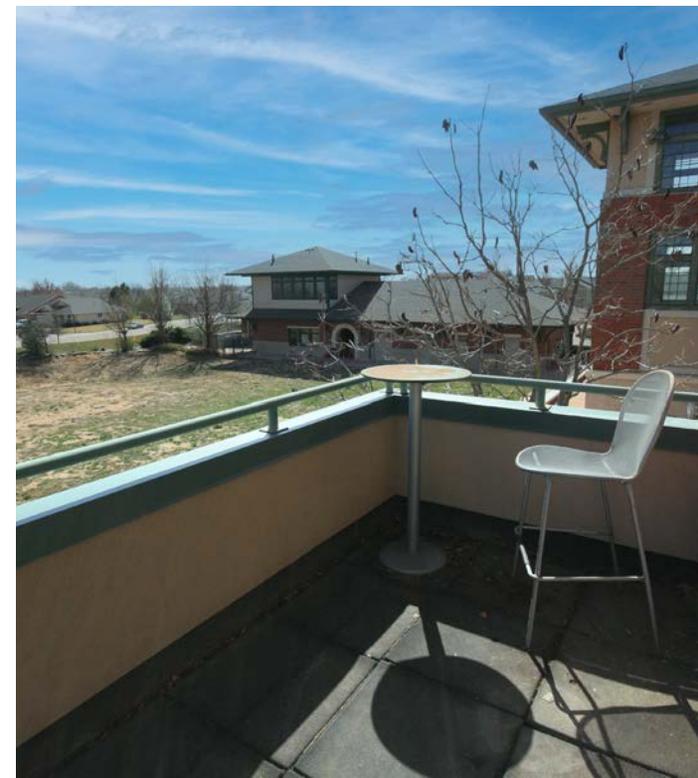


GROUND FLOOR FRONT ENTRANCE
2nd Floor (Suite 200)



Information contained herein is not guaranteed. Potential purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

SUITE #202 - PHOTOS



AREA MAP



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.