

# FOR LEASE

3001 8TH AVENUE  
Evans, CO

# TRI-POINTE BUSINESS CENTER

PROPERTY TYPE

**OFFICE**

AVAILABLE

**417 SF - 40,996 SF**

PRICE

**\$6.75-16.00/SF  
GROSS**

**4% TO COOPERATING BROKERS**

**\*SEE INSIDE FOR RATE DETAIL**



## FEATURES

- Large office, non-profit, or call center opportunity, plus opportunity for retail use or storage warehouse
- At the intersection of two major U.S. highways - U.S. 34 and U.S. 85 and near many restaurants
- This property is in the Enterprise and Opportunity Zones, which provides tax credits to those who qualify
- Tenant finish packages available
- New parking surface pavement, restrooms, landscaping, building signage, roof, chiller systems, and common area finishes

**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES

**Gage Osthoff**

970.346.9900

gosthoff@realtecgreeley.com

**Nick Berryman**

970.313.4690

nberryman@realtecgreeley.com

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## UPPER LEVEL

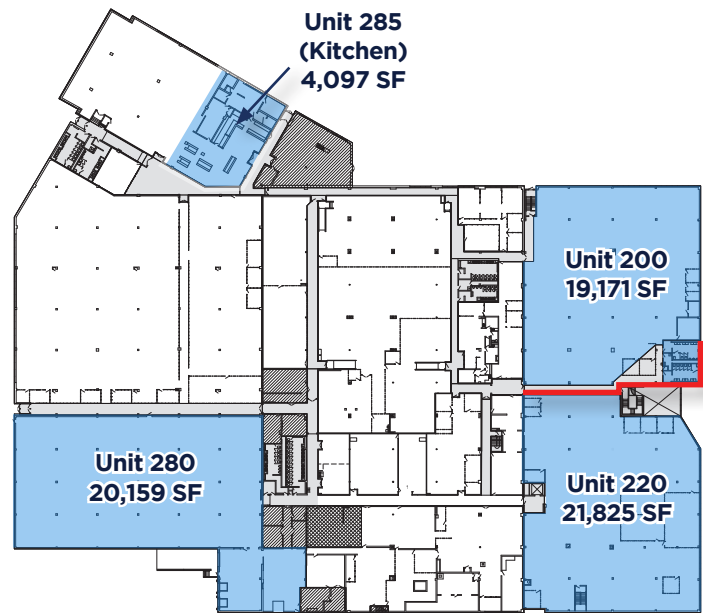
| Unit #            | Unit SF   | Lease Rate      |
|-------------------|-----------|-----------------|
| 200 (call center) | 19,171 SF | \$7.50/SF NNN   |
| 220 (call center) | 21,825 SF | \$7.50/SF NNN   |
| 280 (warehouse)   | 20,159 SF | \$6.75/SF Gross |
| 285 (kitchen)     | 4,097 SF  | \$9.40/SF Gross |

### Unit # 285

Commissary or Commercial Kitchen accommodations

### Units # 200 and #220

Contiguous and can be subdivided down to 10,000 sf  
Form 300 seat Call Center



## WAREHOUSE

- Clear Height: 18'
- Column Spacing: 25'x30'
- Drive-in and dock with levelers

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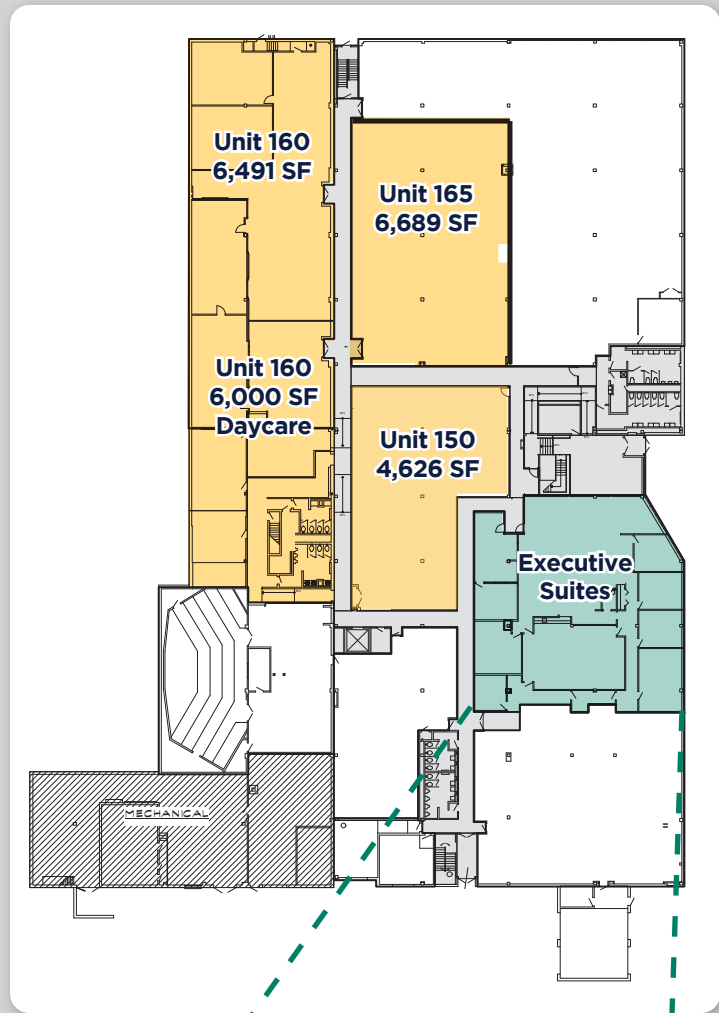
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## AVAILABLE LOWER LEVEL UNITS

| Unit # | Unit SF  | Lease Rate       |
|--------|----------|------------------|
| 161    | 6,491 SF | \$12.00/SF Gross |
| 165    | 6,689 SF | Negotiable       |
| 150    | 4,597 SF | \$12.00/SF Gross |
| 160    | 6,000 SF | \$15.00/SF Gross |

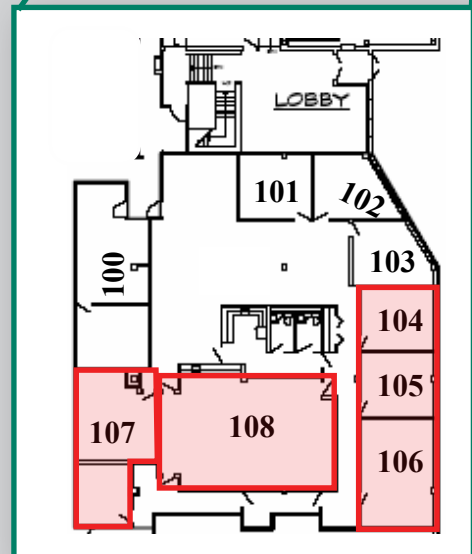
## LOWER LEVEL EXECUTIVE SUITES

|          |          |           |                  |
|----------|----------|-----------|------------------|
| 100      | 691 SF   | LEASED    | Dr. Frenkel      |
| 101      | 414 SF   | LEASED    | IRCNCO           |
| 102      | 428 SF   | LEASED    | IRCNCO           |
| 103      | 444 SF   | LEASED    |                  |
| 104      | 447 SF   | AVAILABLE | \$16.00/SF Gross |
| 105      | 452 SF   | AVAILABLE | \$16.00/SF Gross |
| 106      | 760 SF   | AVAILABLE | \$16.00/SF Gross |
| 107      | 1,369 SF | AVAILABLE | \$16.00/SF Gross |
| 108      | 1,744 SF | AVAILABLE | \$16.00/SF Gross |
| 6,098 SF |          |           |                  |



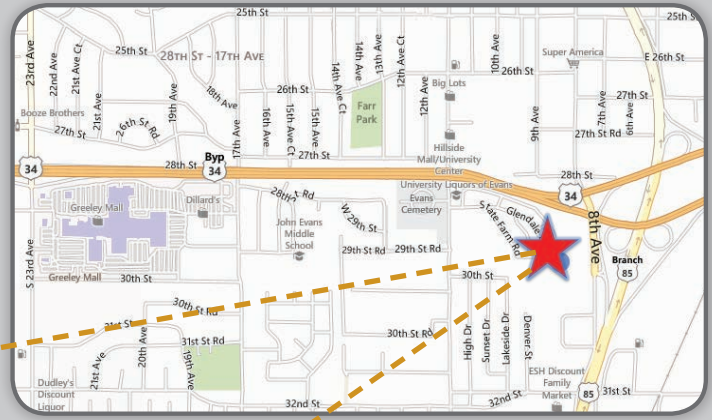
## ADDITIONAL FEATURES:

- Executive Suites include break-room access
- Wide range of layouts and features to fit any tenant needs
- Data capabilities with scalable bandwidth
- Supplemental HVAC and battery back-up
- Redundant power and back-up systems; 480/277 Volt; 2000 amp
- Suites #100 - #108 can be leased by one tenant. 6,098 sf at \$10/sf NNN.



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## • BUILDING SPECS:

- Two 1,500 KVA Transformers
- Heat: Natural gas fired boilers and unit heaters
- Cooling: water cooling system via 5 chillers and 5 cooling towers (Vav)

## ZONING:

- Office-Highway 85 District

## DEMOGRAPHICS:

|                       | 1 Mile   | 3 Miles  | 5 Miles  |
|-----------------------|----------|----------|----------|
| Population            | 14,637   | 78,541   | 123,862  |
| # Households          | 4,713    | 27,658   | 43,931   |
| Ave. Household Income | \$49,955 | \$55,969 | \$65,994 |

Source: Site to do Business (2018)

### 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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