

# OFFICE SPACE FOR LEASE

## The Greeley Professional Building 1675 18<sup>th</sup> Avenue Greeley Colorado



### Property Details:

- Building Size: 21,218 Square Feet
- Rental Rate: \$14.50 NNN
- 2025 Estimated Operating Expenses: \$9.15
- Competitive Tenant Improvement Packages

### Available Suites:

Suite 1: 11,048 SF      Suite 6: 737 SF  
Suite 5: 1,243 SF (Shell)      Suite 7: 1,189 SF (Shell)



For More Information Please Contact:

Marc Holmes (720) 939-6741  
[marc.holmes@elevationcompanies.com](mailto:marc.holmes@elevationcompanies.com)

Mariné Castro (720) 448-6557  
[marine.castro@elevationcompanies.com](mailto:marine.castro@elevationcompanies.com)

[www.elevationcompanies.com](http://www.elevationcompanies.com)





Banner Health

North Colorado Medical Center



16<sup>th</sup> Street

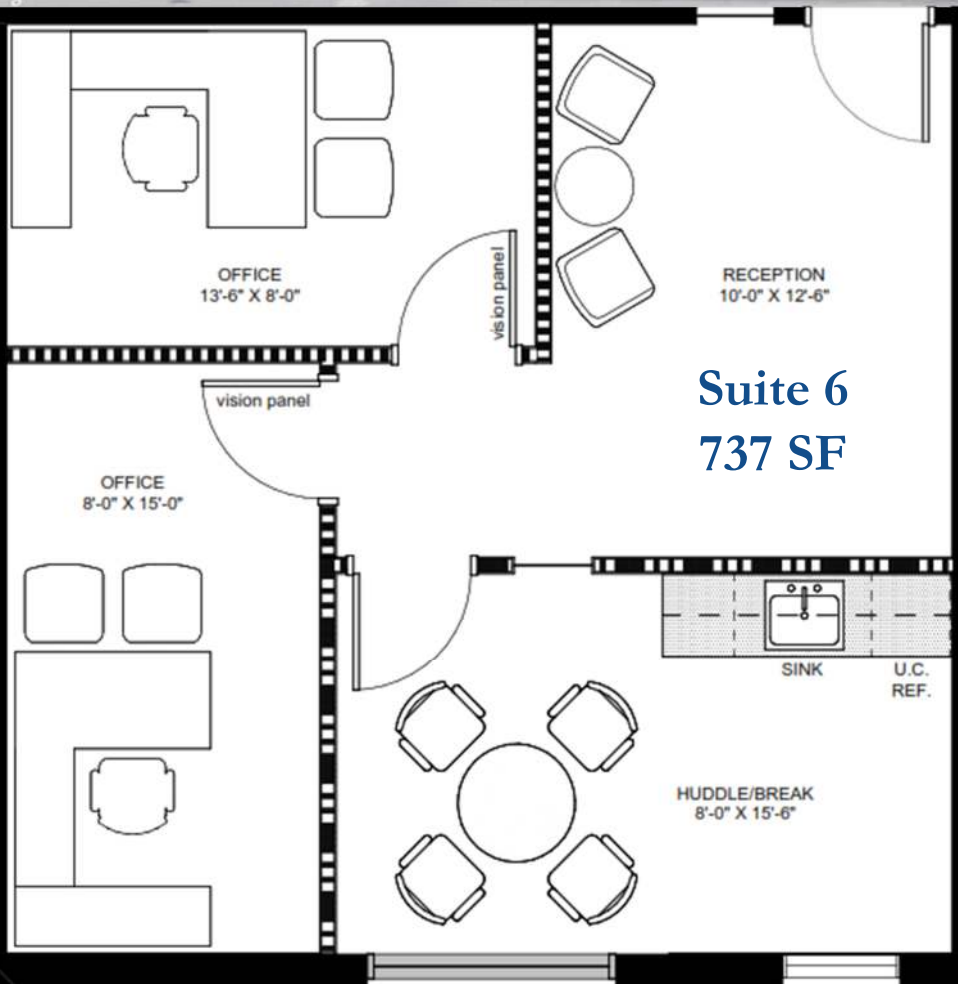
18<sup>th</sup> Avenue

The Greeley Medical  
Clinic

Greeley Professional  
Building



Senior Living  
Community



### Property Highlights:

- Located directly across 16<sup>th</sup> Street from the Banner Health Northern Colorado Medical Center a Level II Trauma Center
- Adjacent to the 65,752 Square Foot Greeley Medical Clinic
- Tenancy includes Greeley Family Vision and Center for Autism and Related Disorders
- Walking distance to Starbucks



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COMPANIES