

# 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 5: 1,243 SF (Shell)

Suite 6: 737 SF  
Suite 7: 1,189 SF (Shell)

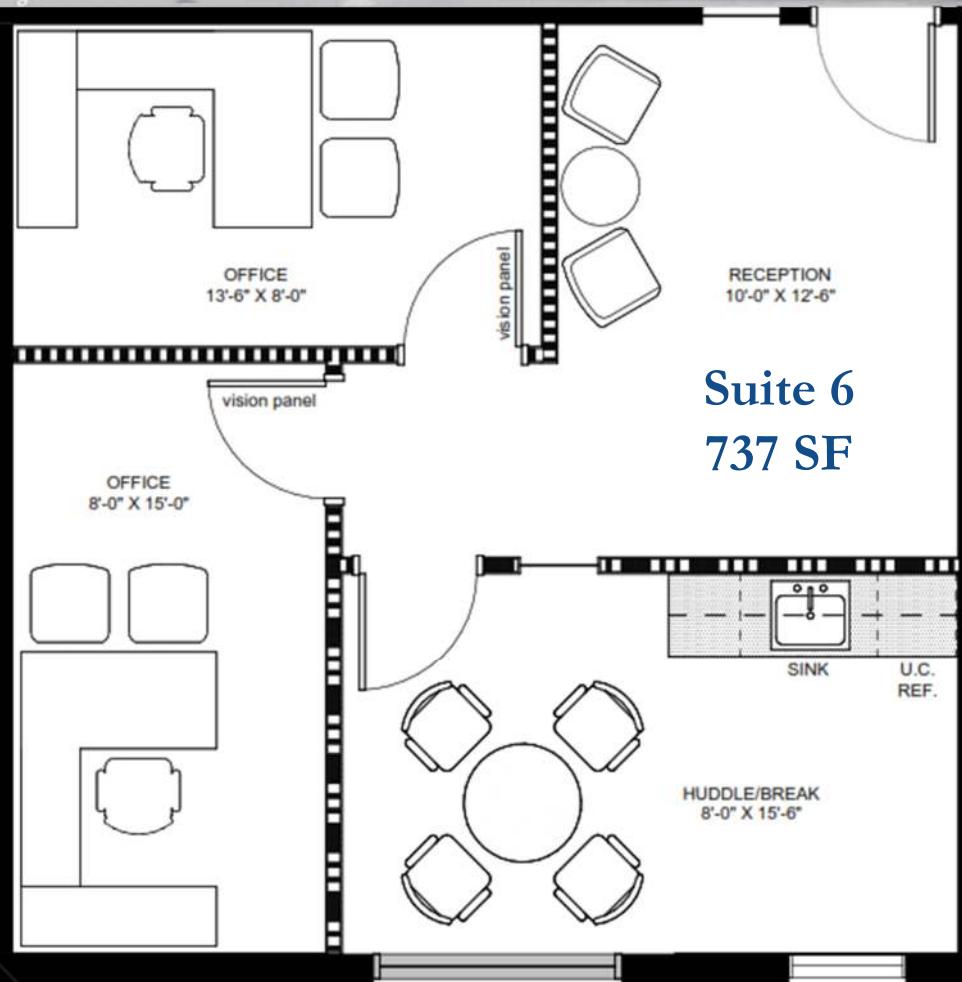


## For More Information Please Contact:

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### 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