

FOR LEASE

8750 W. 20th Street
Greeley, CO 80634

NEW OFFICE

PROPERTY TYPE

OFFICE

AVAILABLE

3,500-15,000 SF

PRICE

\$14-15/SF NNN



FEATURES:

- Recently renovated property
- Great opportunity for a full floor office space in west Greeley
- Corporate headquarters, light lab use, or professional office
- Highway 34 visibility and easy access, via 83rd or 95th Avenue
- Flexible layout options available
- 12 minutes to I-25, 16 minutes to Highway 85
- Monument and building signage available
- First floor leased to FSNS and CPS Distributors

REALTEC

COMMERCIAL REAL ESTATE SERVICES

Gage Osthoff

970.396-5166

gosthoff@realtecgreeley.com

Mark Bradley CCIM, SIOR

970.227.2511

mbradley@realtecgreeley.com

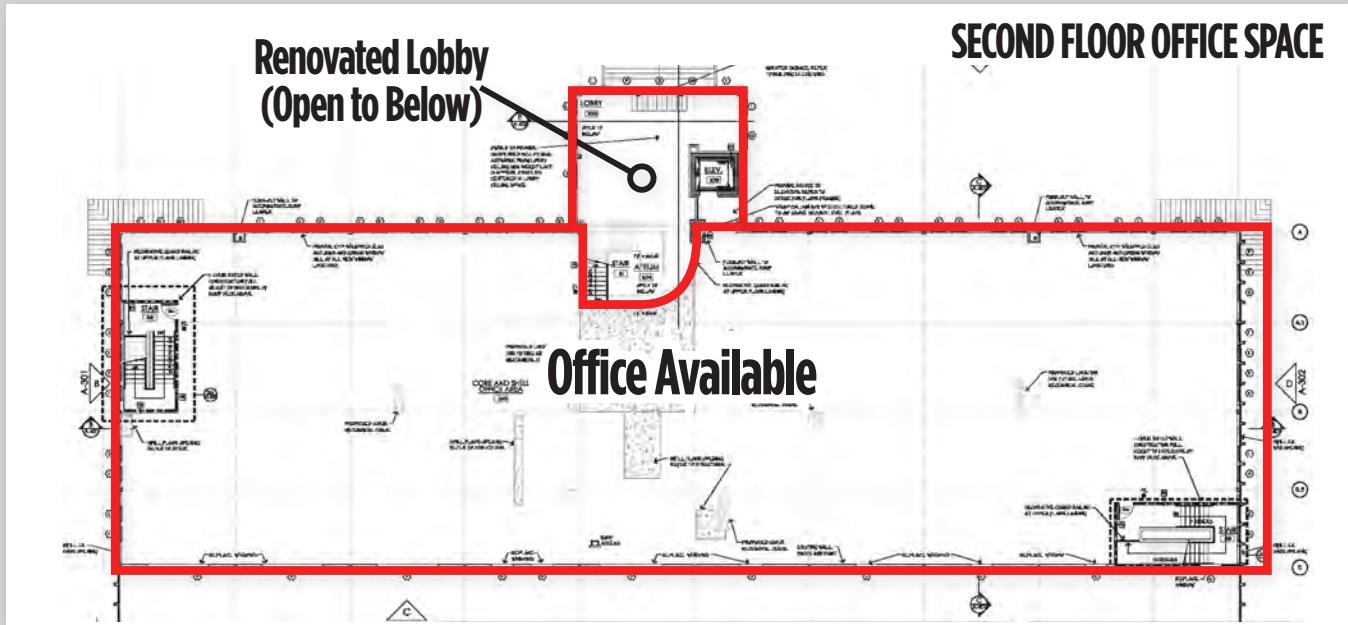
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**ARCHITECT'S RENDERINGS OF
NEW LOBBY AREA
CURRENTLY UNDER CONSTRUCTION**



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OFFICE SPECS::

- Upgraded facade including new windows
- Renovated lobby
- Elevator
- Fully fire sprinkled
- Parking Ratio: 4.2:1,000
- Delivered in grey-shell condition
- Tenant finish packages available for qualified tenants
- New landscaping and parking lot

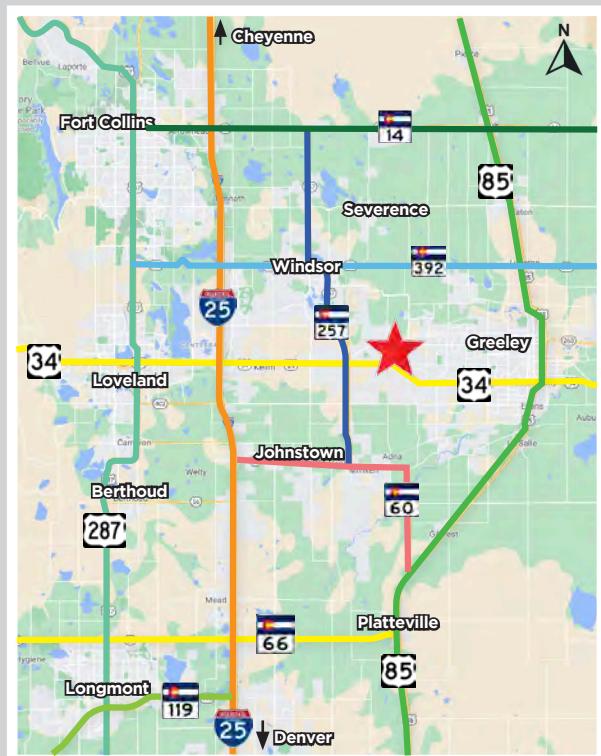


MOUNTAIN VIEWS FROM SECOND FLOOR



FOR LEASE

8750 W. 20th Street
Greeley, CO



Fort Collins

712 Whalers Way, Bldg. 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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