

# 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

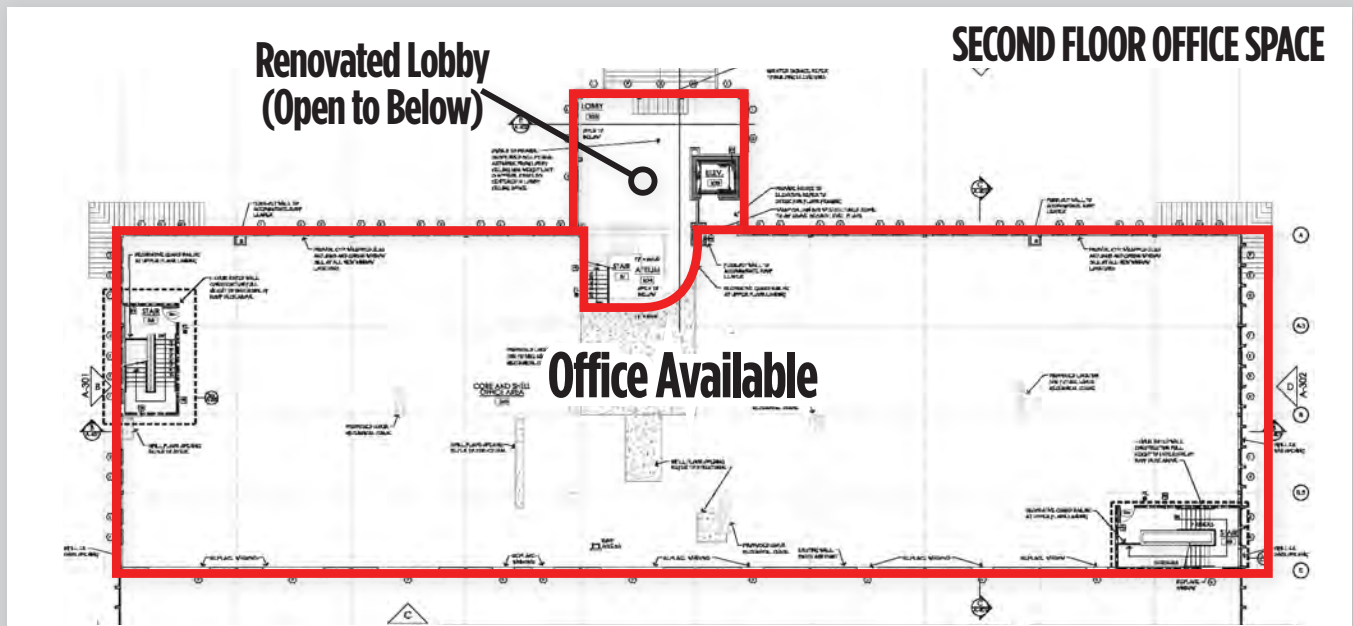
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**ARCHITECT'S RENDERINGS OF  
NEW LOBBY AREA  
CURRENTLY UNDER CONSTRUCTION**





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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



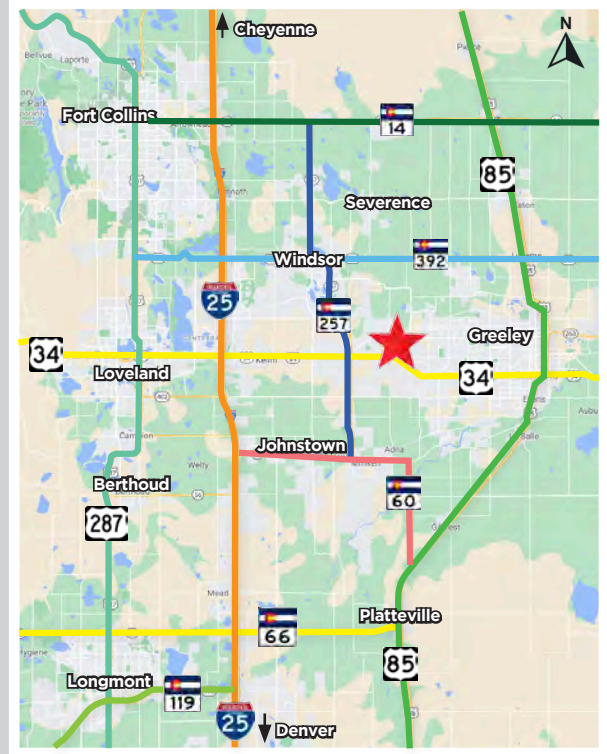
## MOUNTAIN VIEWS FROM SECOND FLOOR





# 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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