

800 8TH AVE
GREELEY, CO
80631



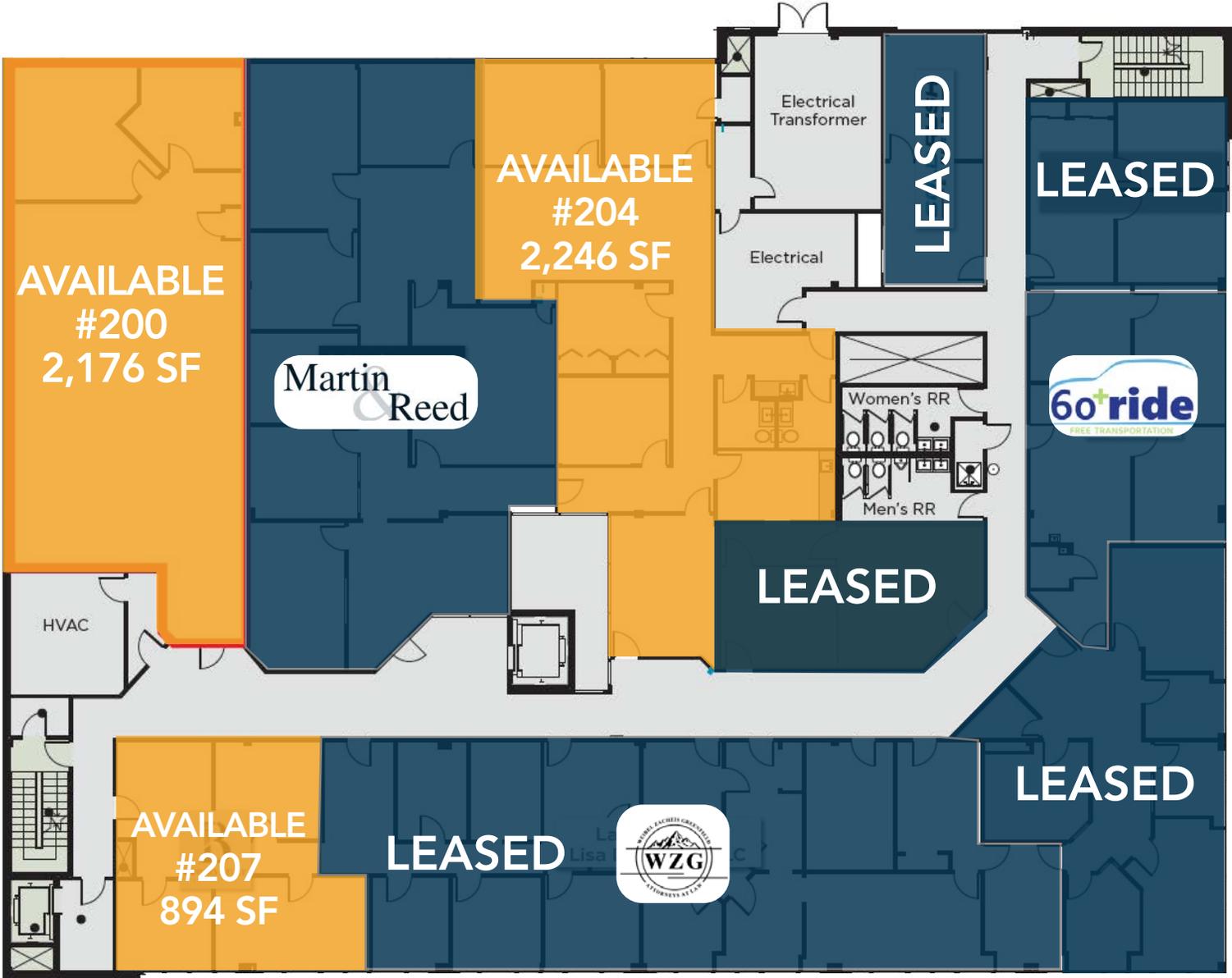
| Space Available: | Lease Rate: | NNN Rate: |
|----------------------------------|----------------|--|
| Suite 200: 2,176 SF | \$12.50/SF NNN | \$7.84/SF <small>*2026 estimate</small> |
| Suite 204: 2,246 RSF | | |
| Suite 300: 7,898 up to 15,796 SF | | |
| Suite 207: 894 RSF | \$14.50/SF NNN | |

SUITES AVAILABLE IN HIGH-VISIBILITY OFFICE BUILDING IN DOWNTOWN GREELEY

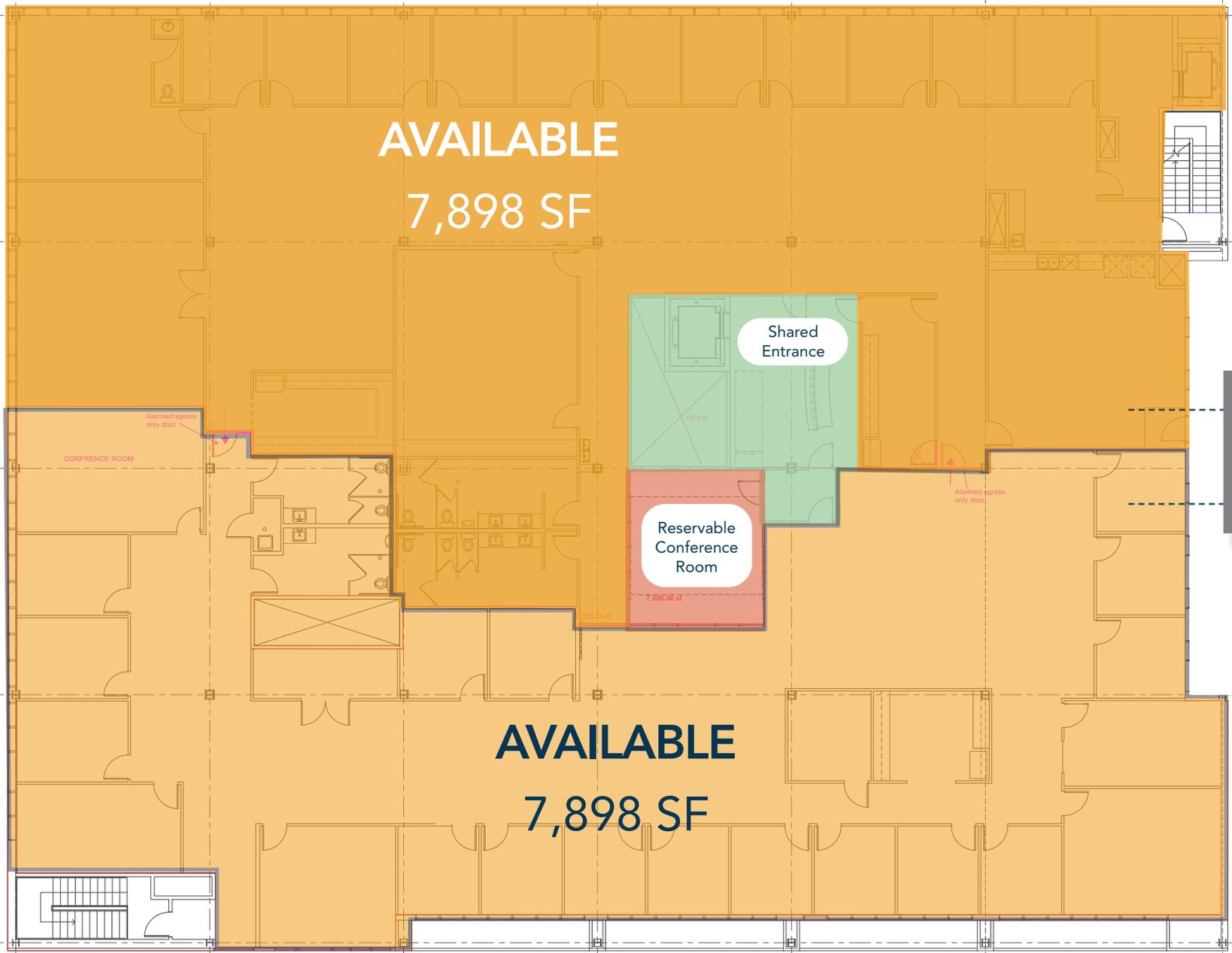
- Located in downtown Greeley in newly revitalized area with restaurants, breweries, apartments
- Short distance to Weld County Courthouse, City of Greeley offices, and DoubleTree by Hilton
- Ample parking
- Building signage available
- Fiber internet



FLOORPLAN - SECOND LEVEL



FLOORPLAN - THIRD LEVEL



Combined
Total
15,796 SF

PROPERTY PHOTOS - UNIT #200



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

PROPERTY PHOTOS - UNIT #300



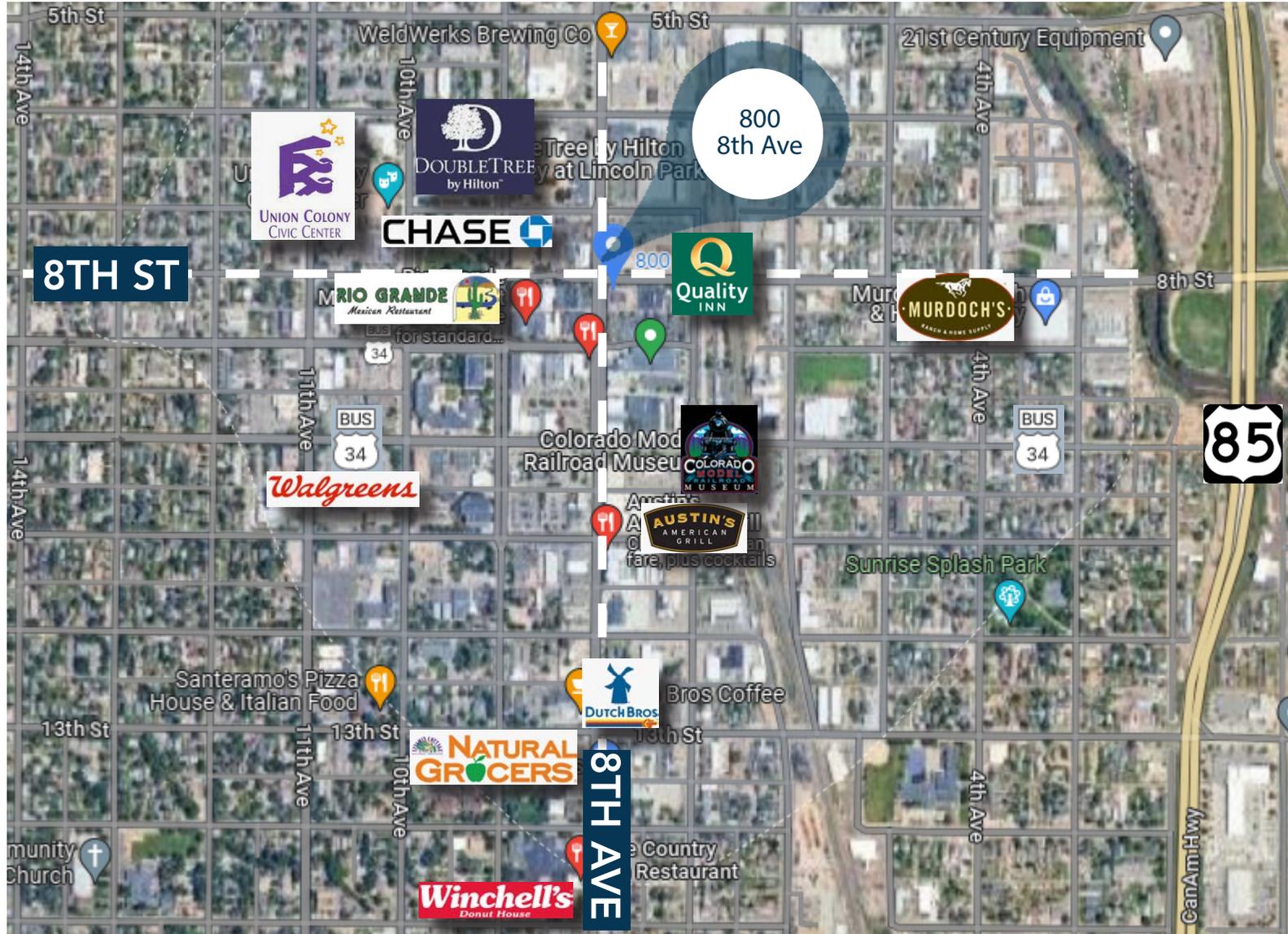
SITE PLAN



SITE MAP



AREA MAP



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.