



## FOR SALE OR LEASE

2700 W 10TH STREET  
GREELEY, CO 80634

### Space Available:

### Lease Rate:

### NNN Rate:

Suite #101: 3,241 SF

\$17.00/SF NNN

Suite #102: Leased

\$4.50/SF

Suite #103: 8,044 SF

\$12.00/SF NNN

Suite #104: Leased

PAD Site: Contact broker for more information

### Sale Details:

Condo Sales or Entire Building

3,241 - 23,743 SF

\$160.00 - \$180.00/SF

### *MULTIPLES RETAIL SPACES FOR LEASE OR SALE IN CENTRAL GREELEY*

- Prime location along West 10th St
- Ample parking for tenant and customers
- Traffic Counts: 23,000 VPD (2021)
- T.I. allowance negotiable
- Building and monument signage
- Overhead drive-in door and dock high loading area



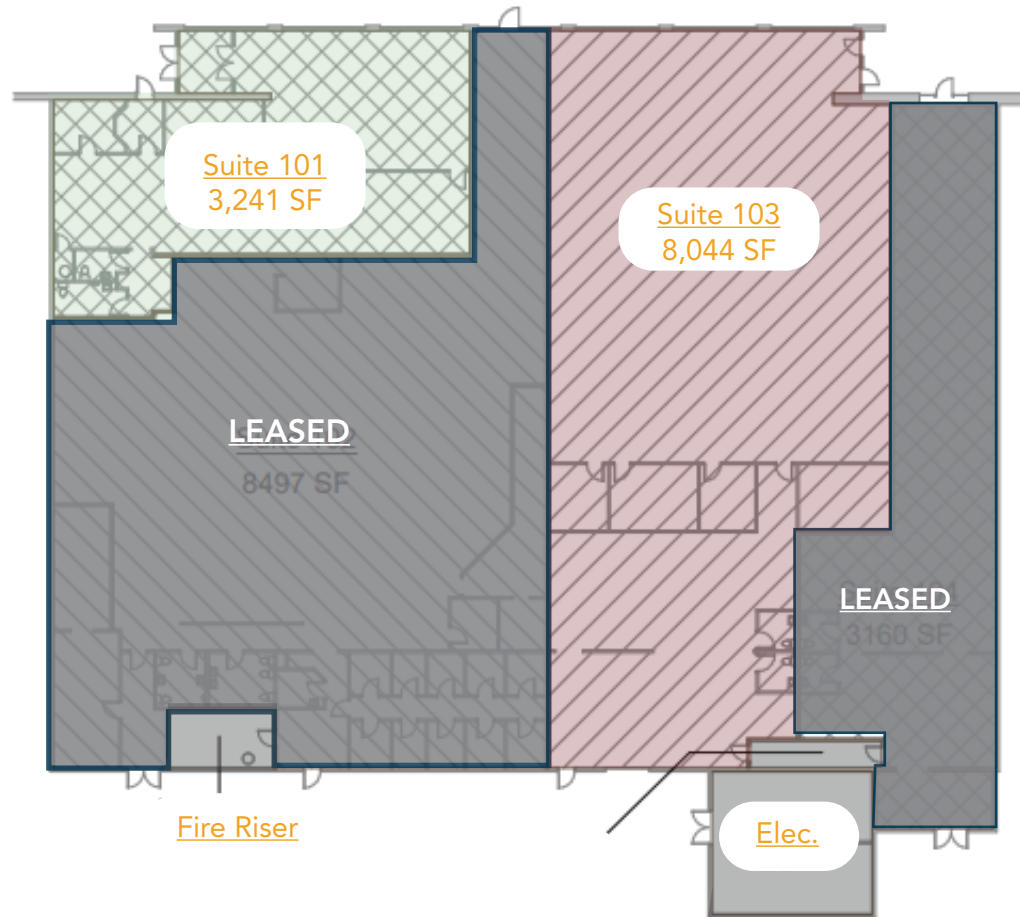


# PROPERTY PHOTOS



# AS-BUILT FLOORPLAN

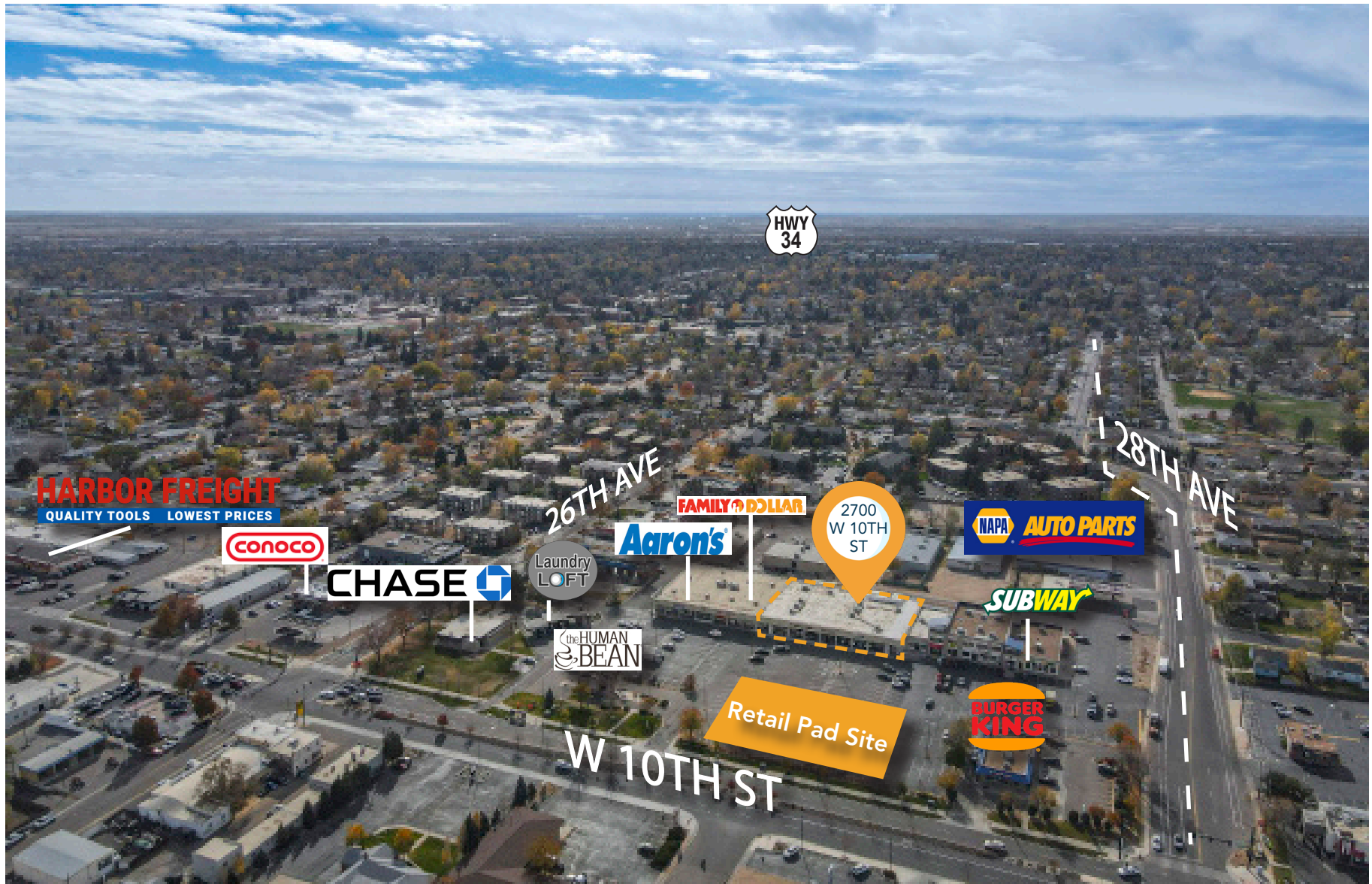
W. 10TH ST



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.



# LOCAL MAP



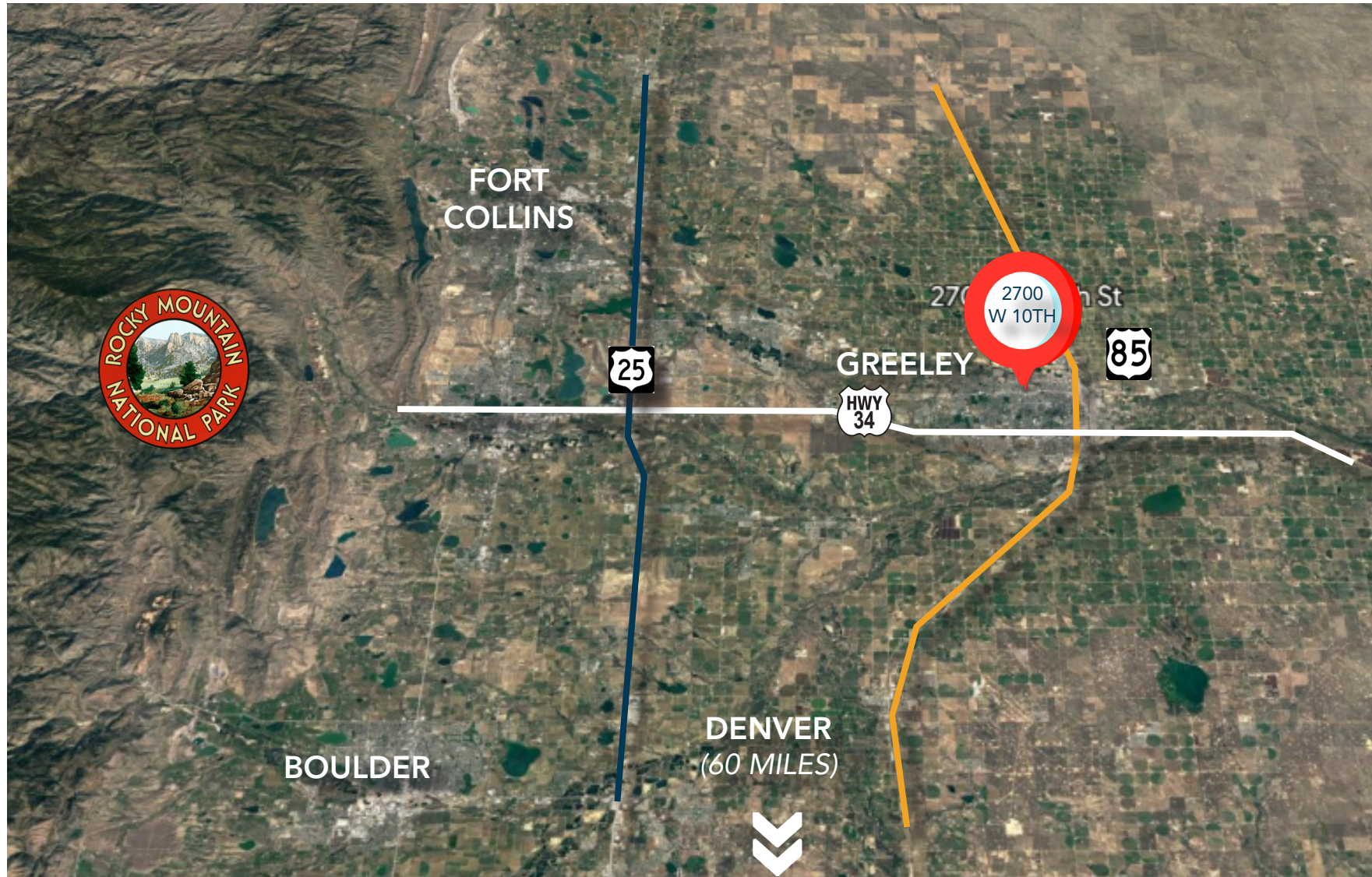


# AREA MAP





# REGIONAL MAP



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