



waypoint  
REAL ESTATE

**WHEELER**  
Properties

**5118 20TH STREET UNIT A  
GREELEY, COLORADO 80634**

Available Space

**2,550 - 5,100 SF**

Lease Rate

**\$16.00 / SF**

NNN Rate

**\$6.00 / SF**

*NEWLY CONSTRUCTED OFFICE SPACE NEAR AIMS COMMUNITY COLLEGE*

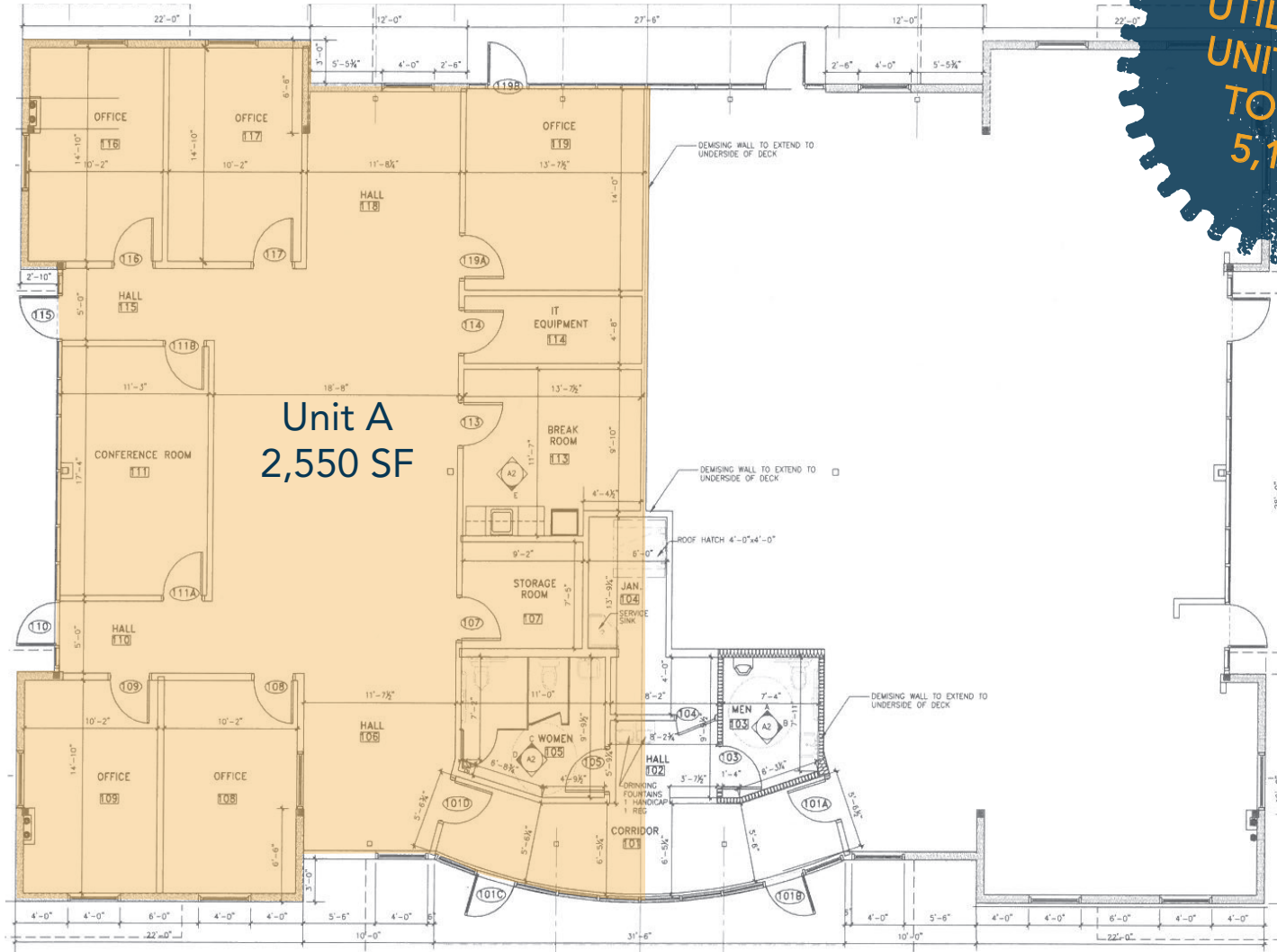
- Space includes 6 privates offices, break area and executive finishes
- Approximately 2,550 SF finished space
- Shared restrooms
- Traffic Count:  
15,992 VPD
- Zoned Commercial  
Low Density



# FLOOR PLAN

ABILITY TO  
UTILIZE BOTH  
UNITS FOR A  
TOTAL OF  
5,100 SF

## North End

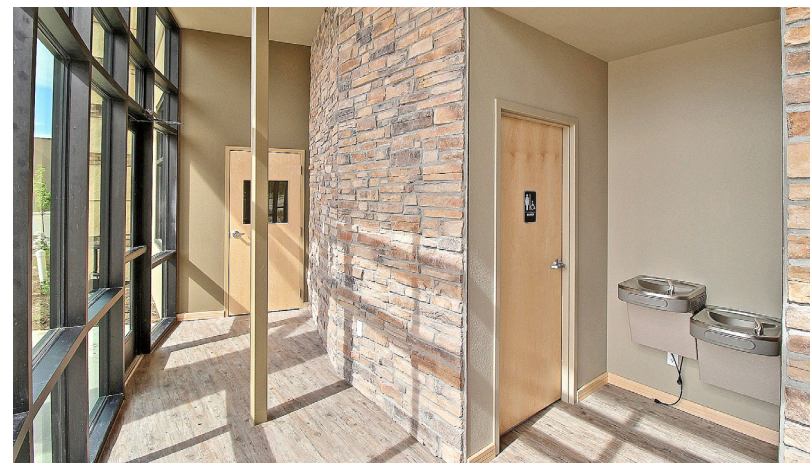
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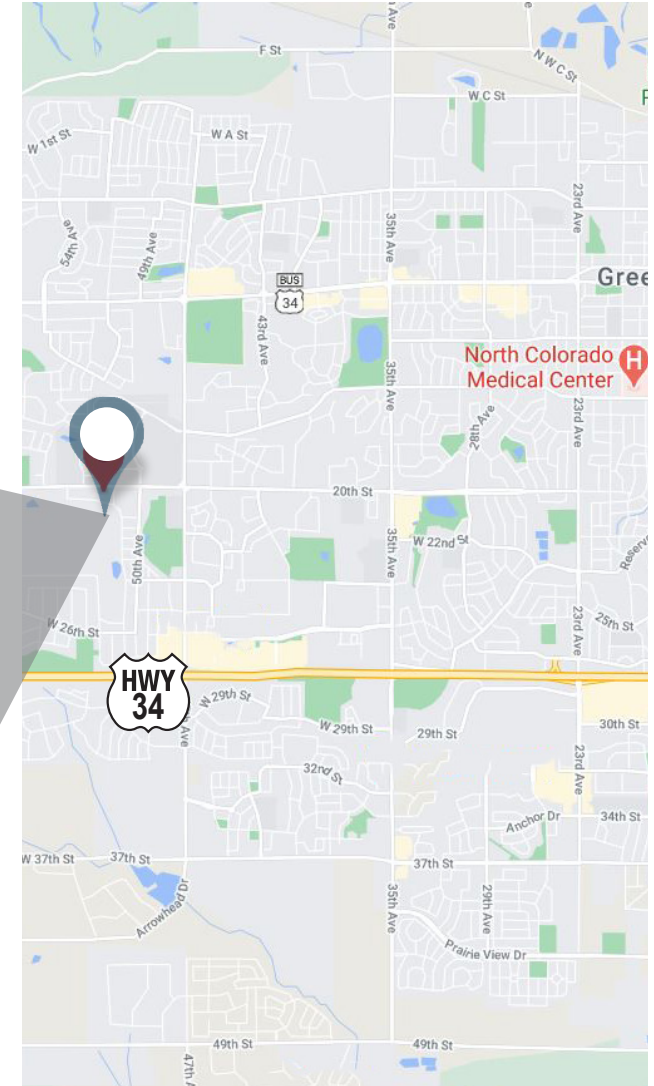


# PROPERTY PHOTOS





# AREA MAPS



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