

3705 W 12TH STREET, GREELEY, CO 80634

TURN-KEY MEDICAL OFFICE  
BUILT OUT DENTAL  
\$100,000 TI ALLOWANCE



Rentable SF: 3,397 SF  
Lease Rate: \$18.00/SF NNN  
NNN Rate: \$8.50/SF

*LARGE PROFESSIONAL MEDICAL OFFICE IN PRIME LOCATION*

- Medical office includes 8+ exam rooms, nicely finished waiting and shared reception area, conference room & restrooms
- Exam rooms equipped with sinks and storage cabinets
- Prominent monument signage



Scan For  
More Details



3705 W 12TH STREET



## REGIONAL MAP



**CONTACT:** Brian Smerud, CCIM • 970-415-0538 • [bsmerud@waypointRE.com](mailto:bsmerud@waypointRE.com)

Patrick Rowe • 303-931-4774 • [patrickrowe@hubreal.com](mailto:patrickrowe@hubreal.com)



BRIAN SMERUD, CCIM / PATRICK ROWE  
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)