

800 8TH AVE
GREELEY, CO
80525



Space Available:

Suite 200: 2,176 SF
Suite 225: 1,363 SF

Lease Rate:

\$12.50/SF NNN

NNN Rate:

\$8.50/SF
**2025 estimate*

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



PROPERTY PHOTOS - UNIT #200



PROPERTY PHOTOS - UNIT #225



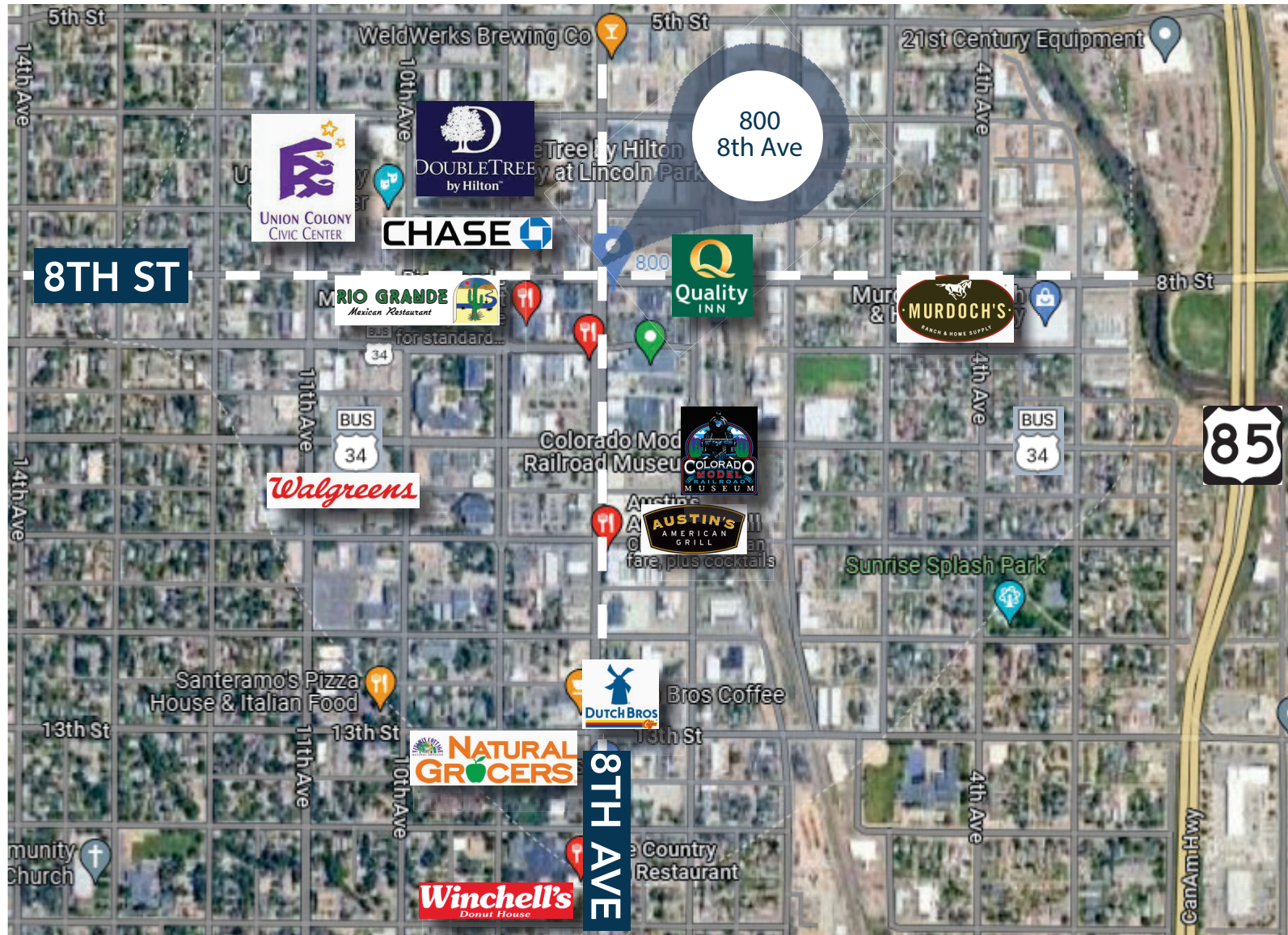
SITE PLAN



SITE MAP



AREA MAP



CONTACT: Brian Smerud, CCIM • 970-415-0538 • bsmerud@waypointRE.com

Erik Caffee • 970-218-4284 • ecaffee@waypointRE.com



BRIAN SMERUD / ERIK CAFFEE

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

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.