

# ST. MICHAELS CLOCKTOWER

3050 67TH AVENUE  
GREELEY, CO 80634

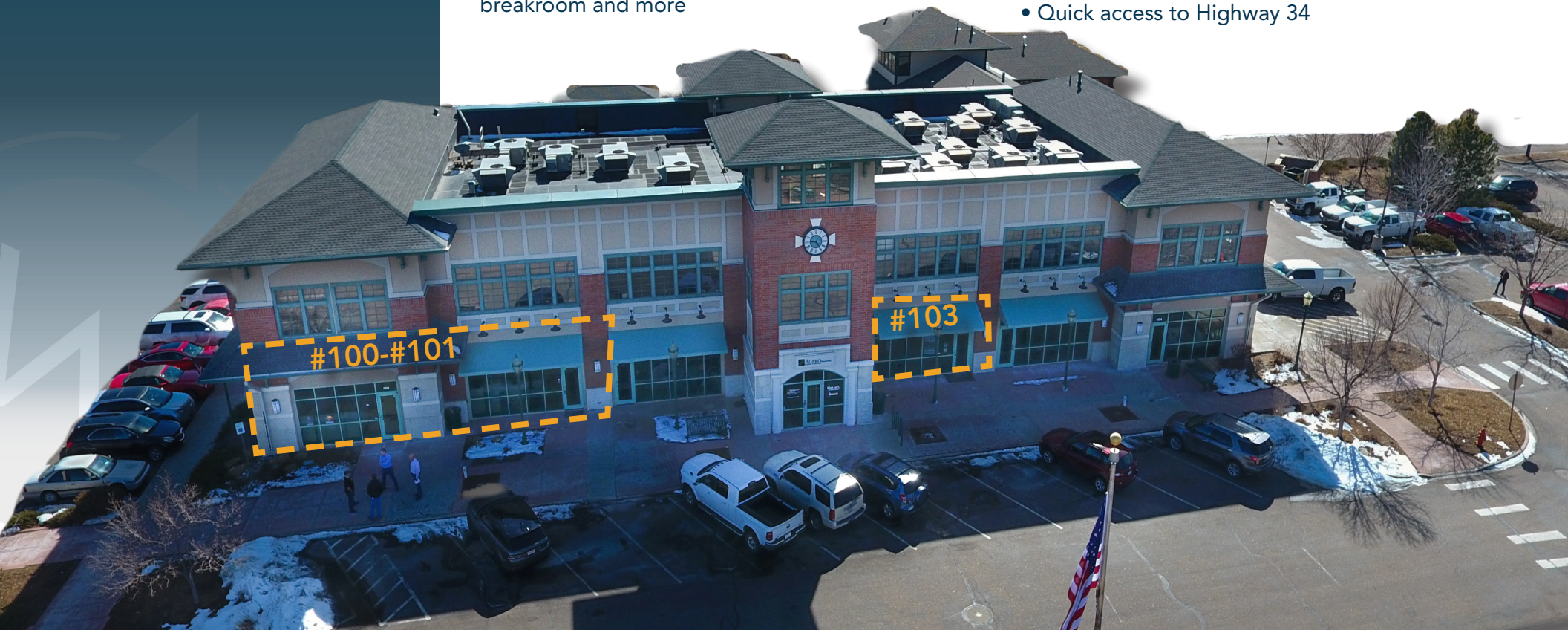


waypoint  
REAL ESTATE

	Available Space	Lease Rate	NNN Rate
#100	1,846 SF	\$19.25 / SF NNN	\$10.60 / SF <small>2023 estimate</small>
#101	2,142 SF		
#103	1,500 SF		

*DESIRABLE OFFICE SPACE FOR LEASE IN A GROWING COMMERCIAL CENTER*

- Three large professional offices available in a prime location
- Ability to lease suites #100 and #101 together
- Private offices, conference rooms, restrooms, breakroom and more
- Abundance of parking for tenants and customers
- Traffic Counts 36,097 per day at Highway 34
- Adjacent to NEW UCHealth Greeley Hospital
- Large windows for abundant natural light
- Quick access to Highway 34







# PROPERTY PHOTOS





# AREA MAP



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

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