

ST. MICHAELS CLOCKTOWER

3050 67TH AVENUE
GREELEY, CO 80634



waypoint
REAL ESTATE

Available Space
1,287 - 5,275 SF

Lease Rate
\$19.25 / SF NNN

NNN Rate
\$8.75 / SF
2022 estimate

DESIRABLE OFFICE SPACE FOR LEASE IN A GROWING COMMERCIAL CENTER

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





PROPERTY OVERVIEW

St. Michaels Clocktower Office building is a multi-tenant office property in Greeley CO. It is ideally located in the St. Michaels development of fast-growing West Greeley at US highway 34 and 65th Avenue. Demand for office in this area of Greeley is driven by UCHealth's new west Greeley hospital. The hospital is approximately 212,000 SF, has 53 beds, and opened in June 2019. In addition, UCHealth has plans to build medical office adjacent to the hospital. The hospital is a major value generator for the area and should continue to drive demand for all types of commercial use, which should drive rents higher in the area.

GREELEY OVERVIEW

- Third fastest growing MSA in the nation
- Greeley/Fort Collins region projected to grow by over 100% over the next 30 years.
- Forbes magazine ranks Greeley MSA the 6th fastest "job growth" market in the nation
- Ranked #1 by Wallethub for "Jobs and the Economy" out of 515 cities nationally.

PROPERTY PHOTOS



AREA MAP



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