ST. MICHAELS CLOCKTOWER

3050 67TH AVENUE GREELEY, CO 80634



Unit 104 3,776 SF Lease Rate \$18.00 / SF NNN Rate \$8.61 / SF

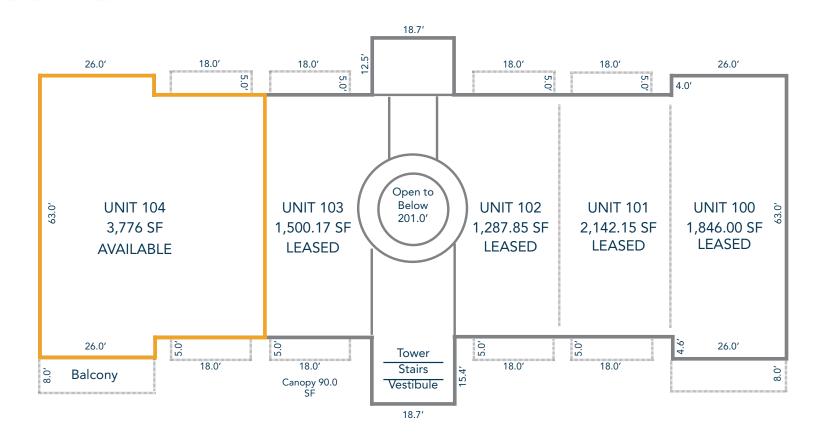
OFFICE SPACE FOR LEASE IN A GROWING COMMERCIAL CENTER

• Excellent office location

• Multiple restaurants and park in commercial center



FLOOR PLAN



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.

NEW UCHEALTH HOSPITAL





GROWING COMMERCIAL CENTER

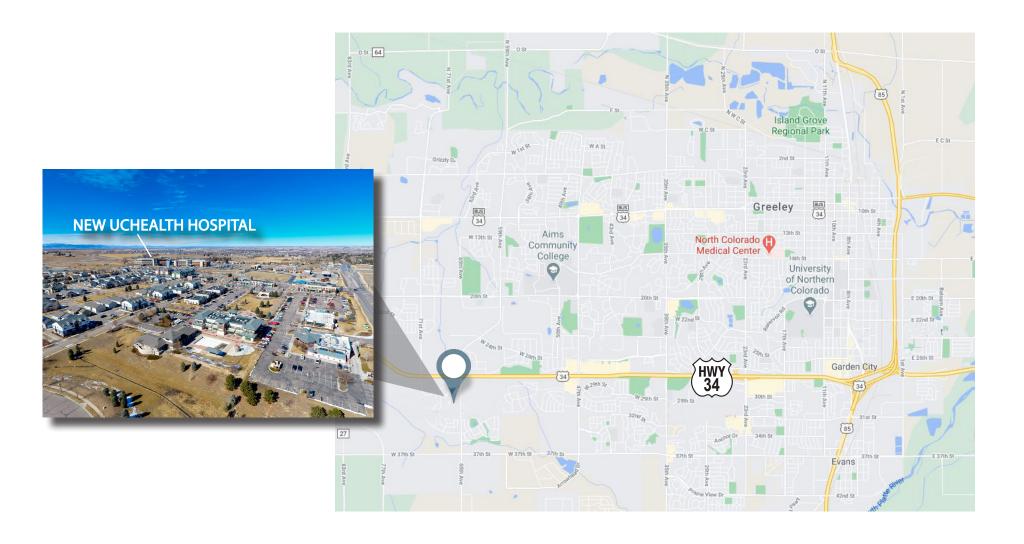
- Planned mixed use development
- Established Tenant Mix Includes:
 - Tavern Bank CPA's Doctors
 - New UCHealth Greeley Hospital

AERIAL PHOTOS





REGIONAL MAP





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