

# 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
- Traffic Counts 36,097 per day at Highway 34
- Adjacent to NEW UCHHealth Greeley Hospital
- Multiple restaurants and park in commercial center
- Zoned: CH - Commercial High Density
- Strong population growth in Greeley



## 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.



# AERIAL PHOTOS



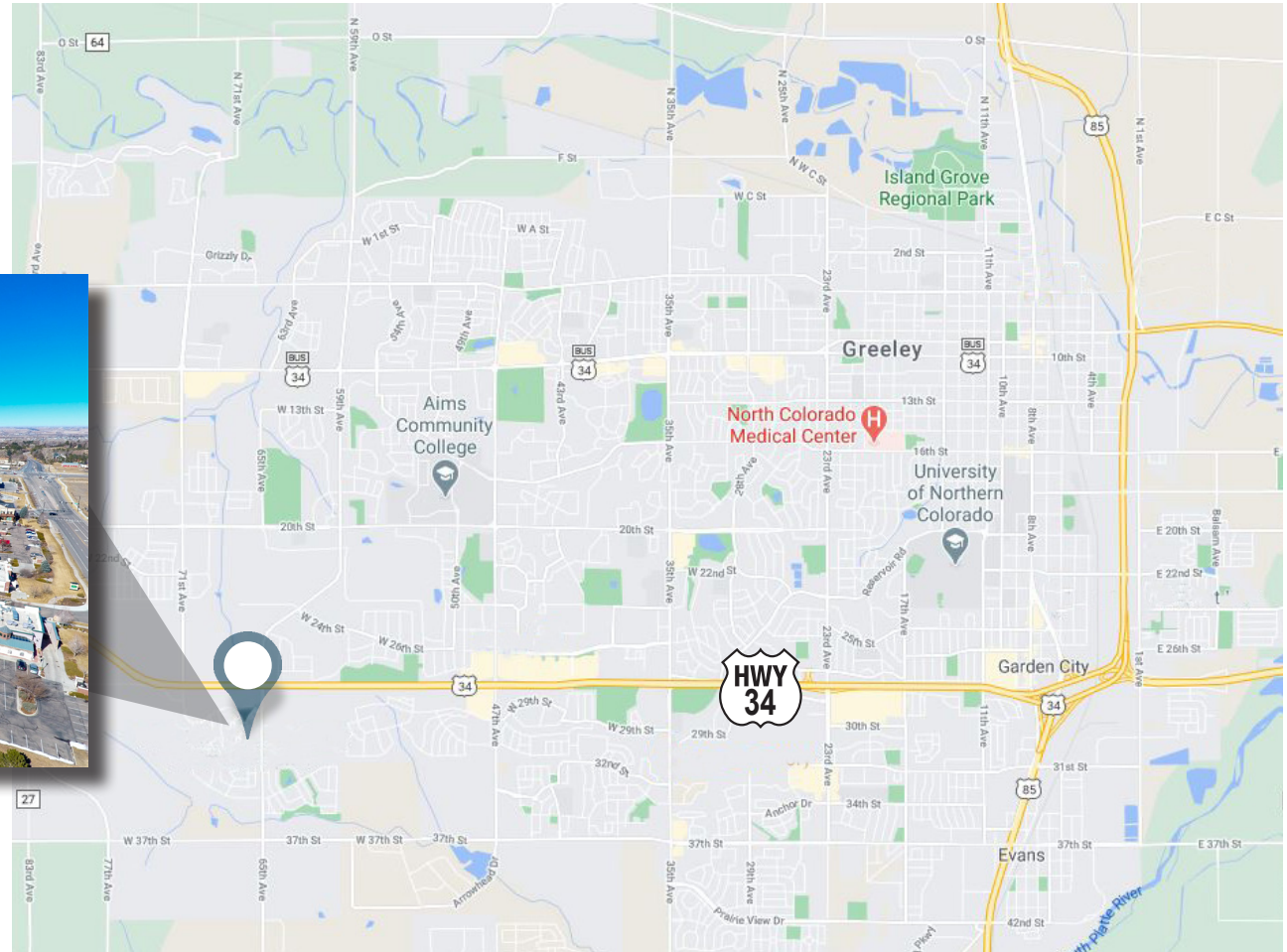
## GROWING COMMERCIAL CENTER

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





# REGIONAL MAP



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