

# ST. MICHAELS CLOCKTOWER

3050 67TH AVENUE  
GREELEY, CO 80634



waypoint  
REAL ESTATE

Available  
Space

#100 1,846 SF

Lease Rate

\$17.75 / SF NNN

NNN Rate

\$10.60 / SF

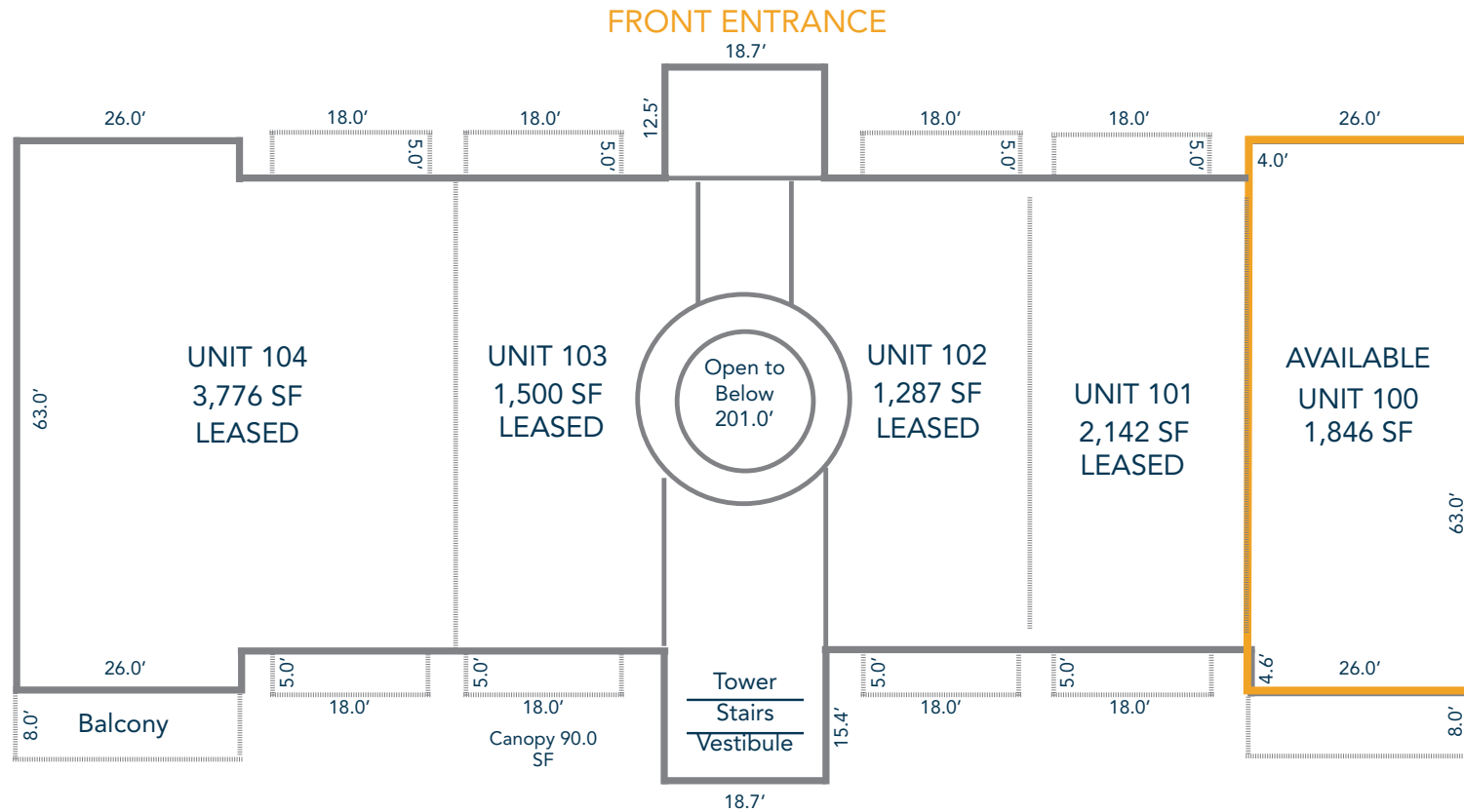
2023 estimate

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

- Large professional office available in a prime location
- 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 UCHealth Greeley Hospital
- Large windows for abundant natural light
- Quick access to Highway 34



# BUILDING FLOORPLAN



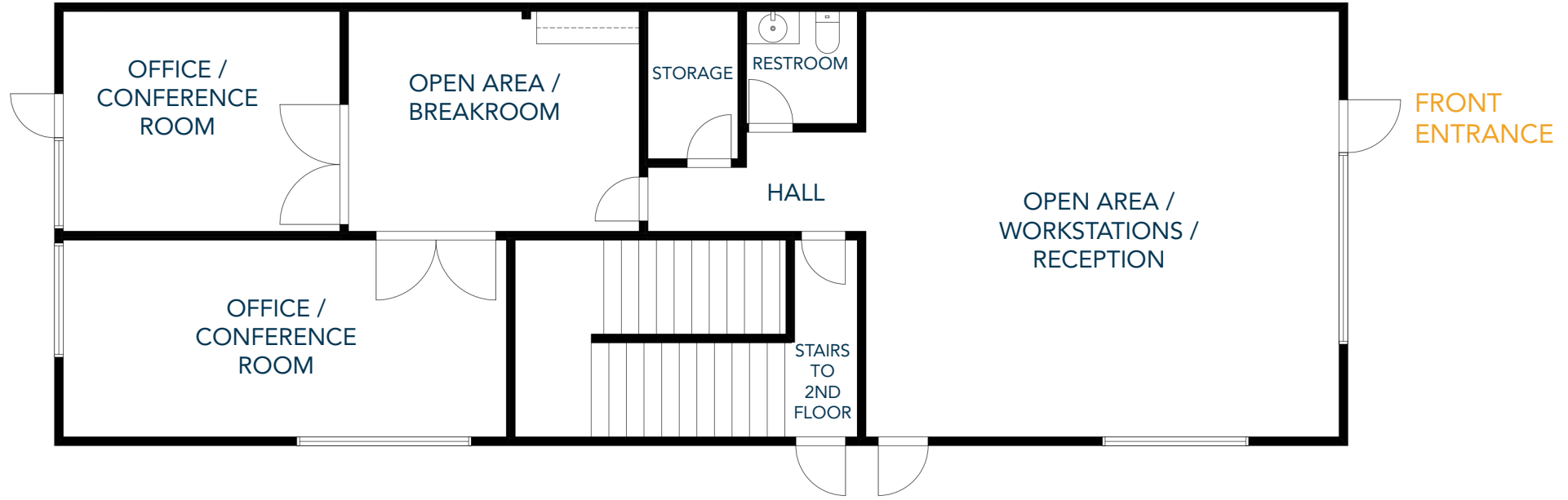
## PROPERTY OVERVIEW

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 west Greeley Hospital. The hospital opened in 2019, is approximately 212,000 SF, and has 91 beds. In addition, UCHealth has built a medical office adjacent to the hospital. The UCHealth campus 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.

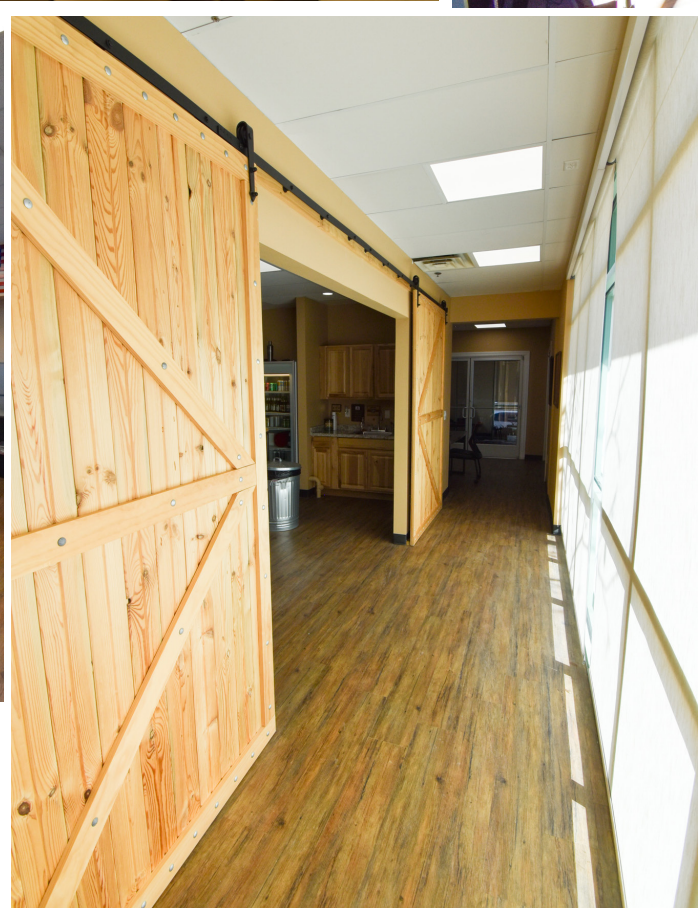
## GREELEY OVERVIEW

- 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.

# UNIT #100 FLOORPLAN



# PROPERTY PHOTOS



# AREA MAP



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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.