

8209 W 20TH  
SUITE B  
GREELEY, CO  
80634

Space Available

1,600 SF

Lease Rate

\$15.00/SF NNN

NNN Rate

\$7.86/SF NNN

*PROFESSIONAL OFFICE SUITE LOCATED IN OFFICE BUILDING COMPLEX*

- Features 6 offices, conference room, kitchenette, and access to shared restrooms
- Suite is located within a professional office building complex
- Cross parking in building complex
- Centrally located near US-Hwy 34
- Sprinkled basement storage





# PROPERTY PHOTOS



OFFICE (WITH OUTSIDE ACCESS)



OFFICE



BASEMENT



KITCHENETTE



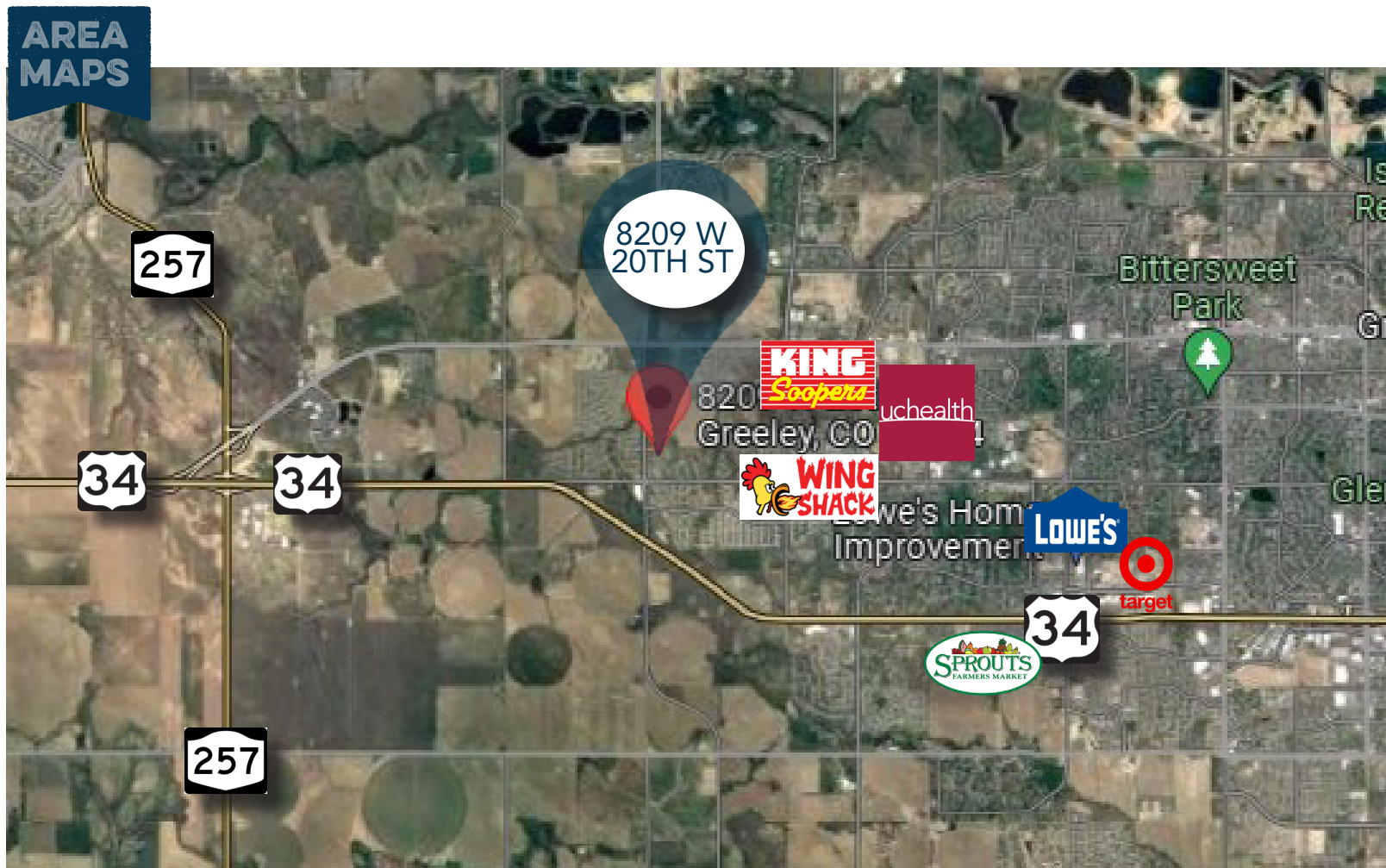
CONFERENCE ROOM





8209 W 20TH ST





**WHEELER**  
Properties

**CONTACT:** Brian Smerud, CCIM • 970-415-0538 • [bsmerud@waypointRE.com](mailto:bsmerud@waypointRE.com)  
Erik Caffee • 970-218-4285 • [ecaffee@waypointRE.com](mailto:ecaffee@waypointRE.com)  
Ron Randel • 970-352-5860