

4657 20TH STREET  
GREELEY, CO 80631



Space Available

1,365 SF

Lease Rate

\$20.00 / SF NNN

Approx. Monthly Rent: \$3,640

NNN Rate

\$12.00 / SF

Utilities included | 2024 estimate

*NEWLY BUILT OUT PROFESSIONAL OFFICE*

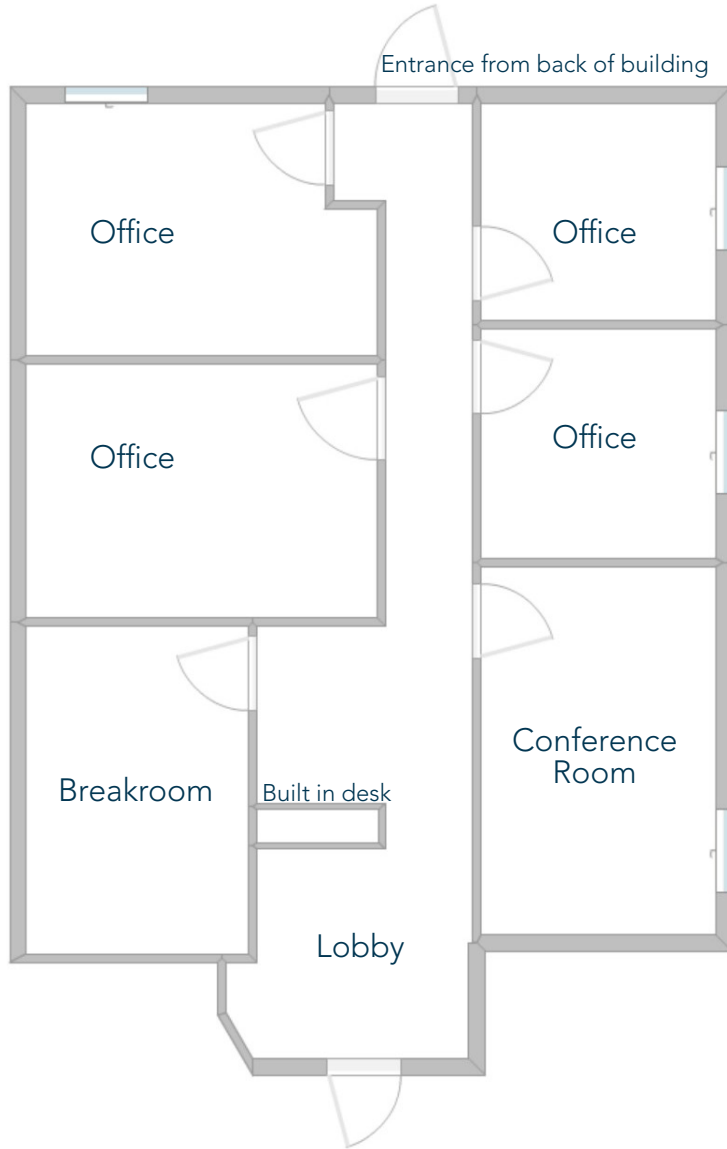
- High demand location new build out office
- Large windows to provide ample natural light
- Professional office includes reception with built in desk, breakroom, 4+ offices and conference room
  - Access to shared restrooms
  - Abundance of parking
  - Excellent location at major crossroads
  - Across from Aims Community College
  - 1 mile from Centerplace and US 34



# PROPERTY PHOTOS



# FLOOR PLAN



# REGIONAL MAP



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.