

**3257 W. 20TH STREET  
GREELEY, CO 80634**



Available Space

**4,290 SF**

Lease Rate

**\$14.00 / SF NNN**

NNN Rate

**\$9.60 / SF**

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.

*PROMINENT VISIBILITY SIGNAGE ALONG W 20TH STREET*

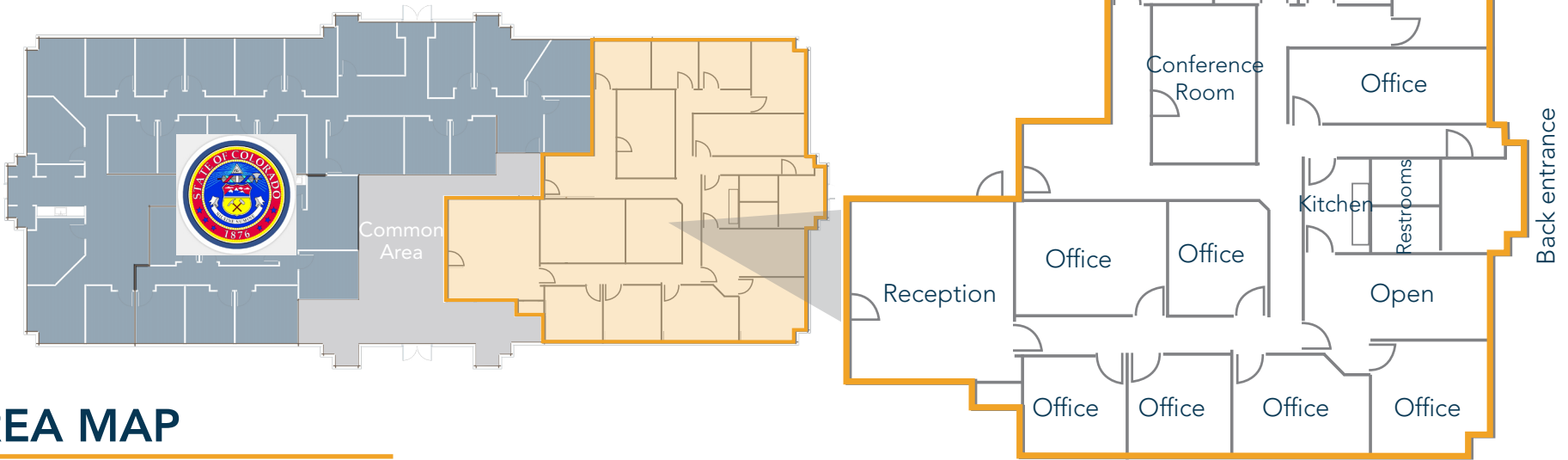
- Recently updated office space with 10+ private offices, conference room, restrooms, welcoming lobby and secured storage
- Common area entry with fireplace and restrooms
- Monument signage available fronting W 20th Street
- Ample parking with convenient access and multiple entries
- Adjacent to Westlake Shopping Center with King Soopers, Starbucks and restaurants



# PROPERTY PHOTOS



# FLOOR PLAN



# AREA MAP

