

ST. MICHAELS CLOCKTOWER

3050 67TH AVENUE
GREELEY, CO 80634



Space Available

#100 | 1,846 SF
#104 | 3,776 rentable SF
#200 | 4,800-9,934 rentable SF

Sale Price

\$6,000,000

Lease Rate

\$17.75 / SF NNN
\$17.75 / SF NNN
\$17.00 / SF NNN

NNN Rate

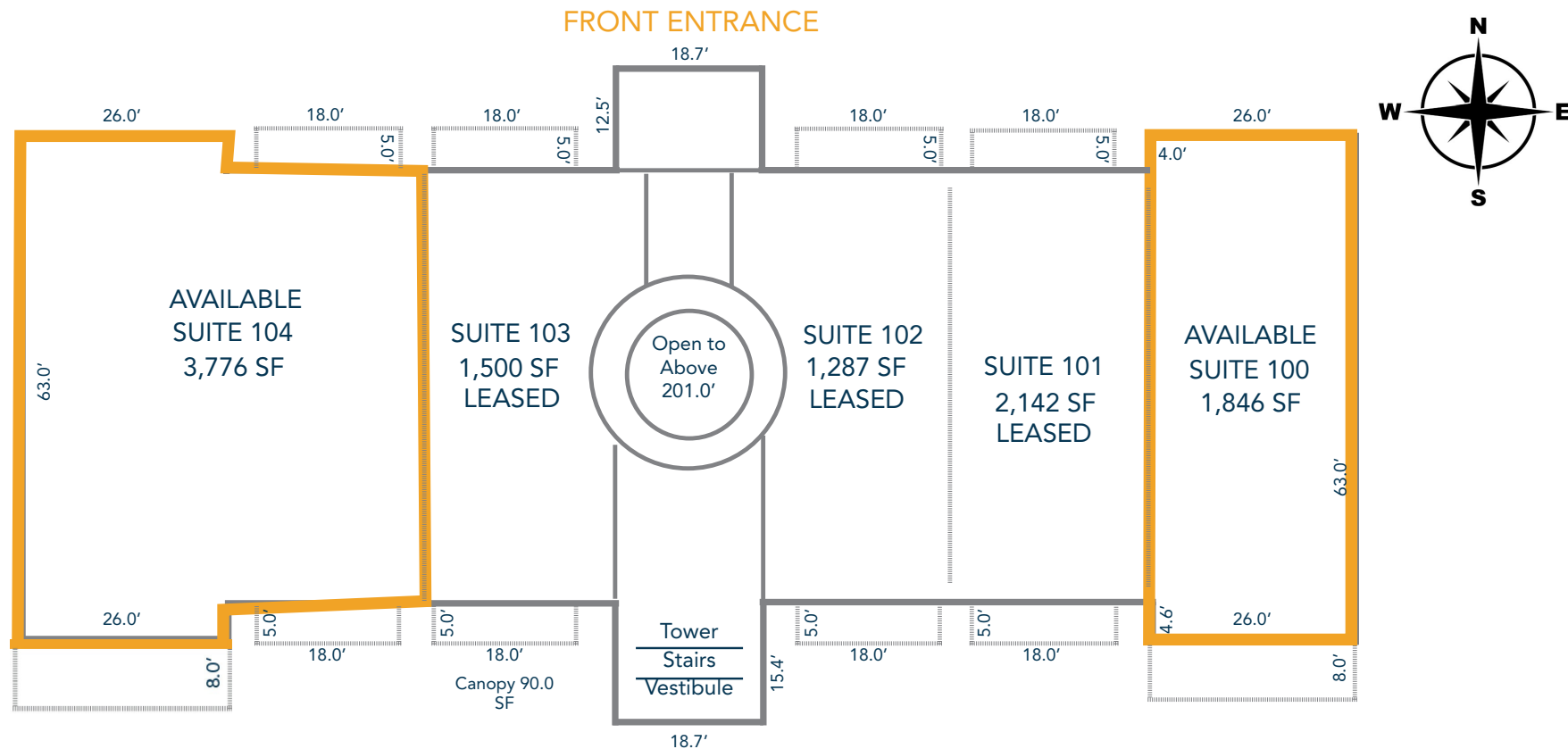
\$12.47 / SF
2025 estimate

DESIRABLE OFFICE SUITES FOR LEASE IN A GROWING COMMERCIAL CENTER

- Large professional office suites available in a prime location.
- Private offices, conference rooms, restrooms, breakrooms, storage rooms, 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 — 1ST FLOOR



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

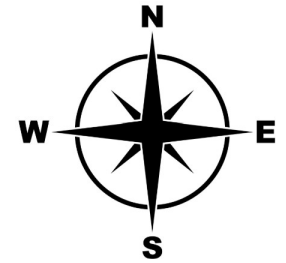
PROPERTY OVERVIEW

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 UCHHealth's west Greeley Hospital. The hospital opened in 2019, is approximately 212,000 SF, and has 87 beds. In addition, UCHHealth built a 115,000 SF medical center adjacent to the hospital. The UCHHealth 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.

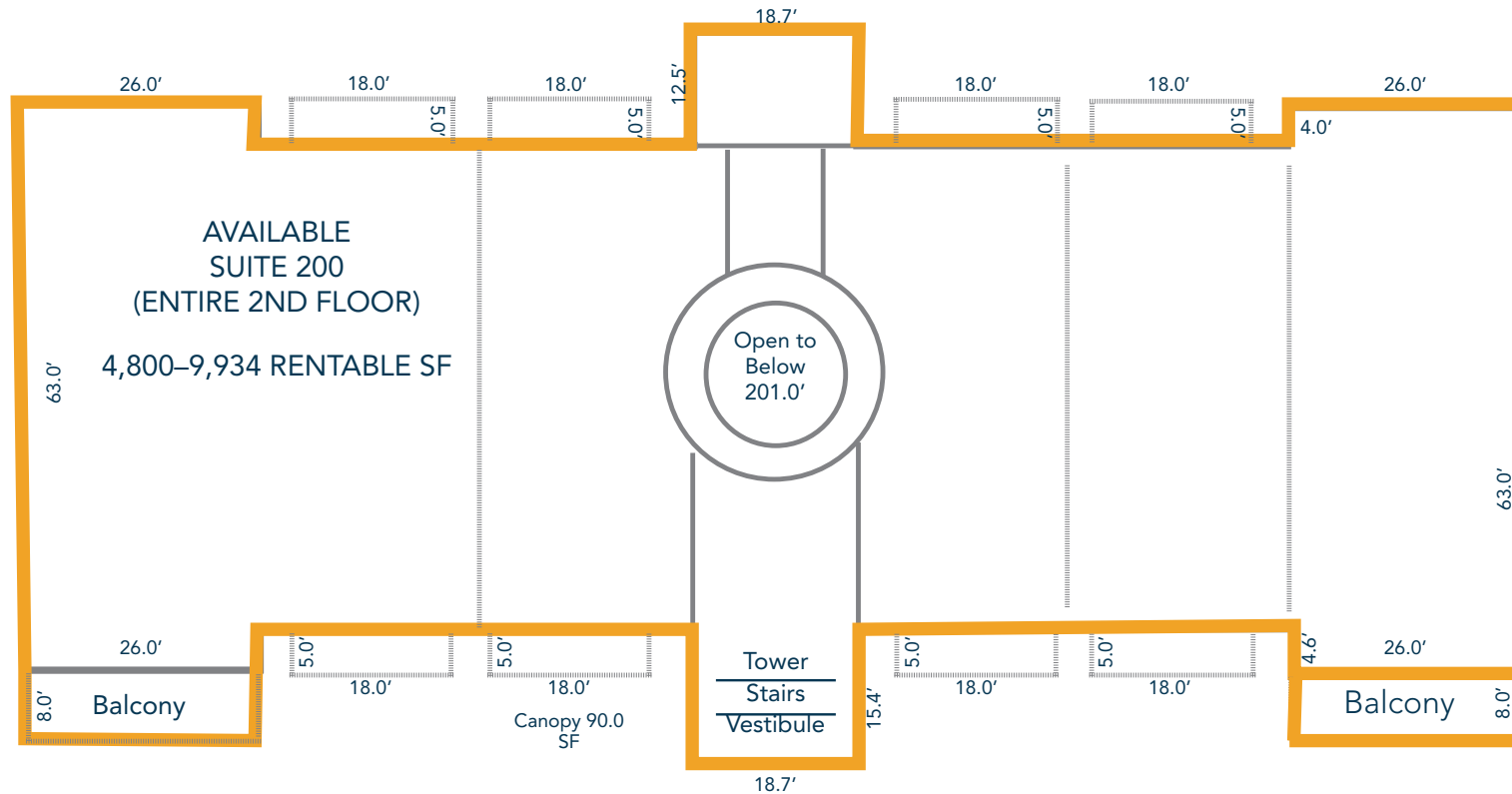
GREELEY OVERVIEW

- 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.

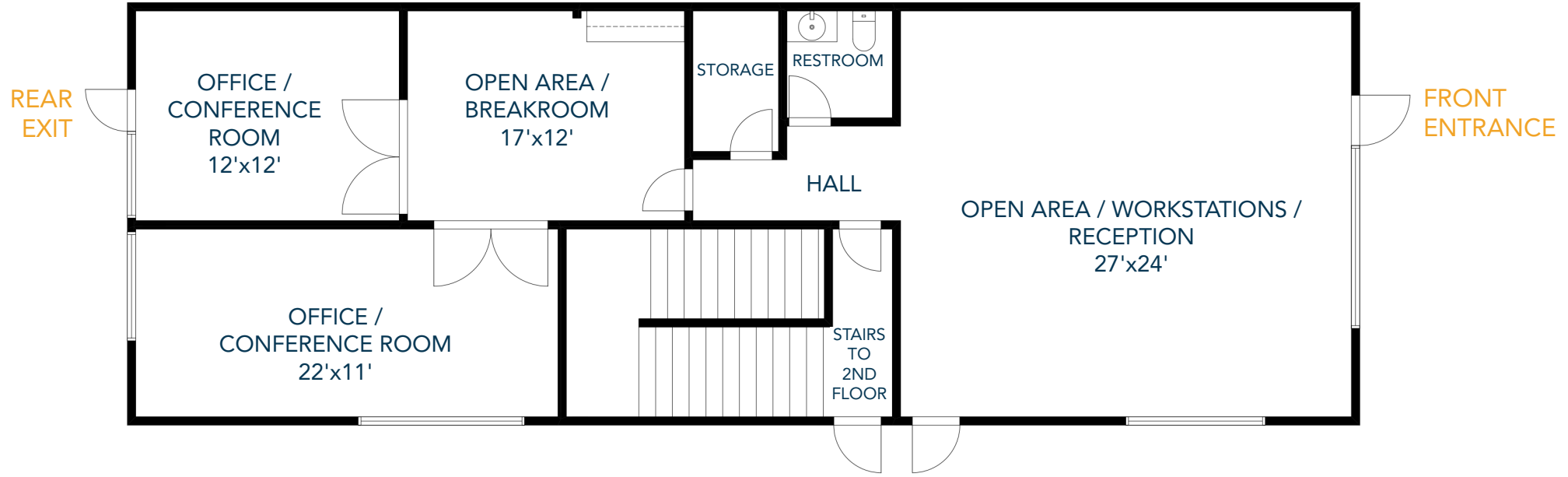
BUILDING FLOORPLAN — 2ND FLOOR



GROUND FLOOR
FRONT ENTRANCE
2nd Floor (Suite 200)



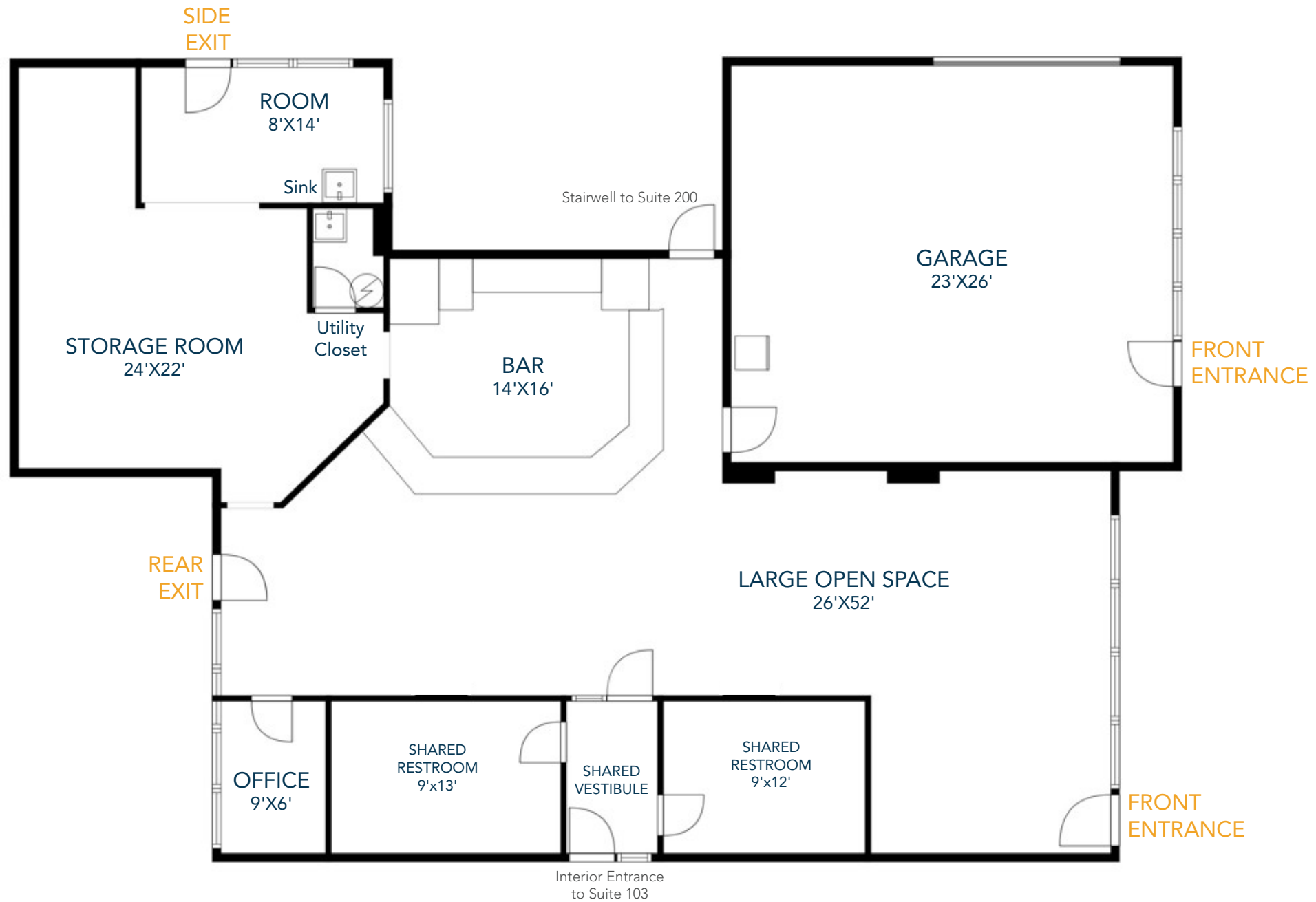
SUITE #100 FLOORPLAN



SUITE #100 PHOTOS



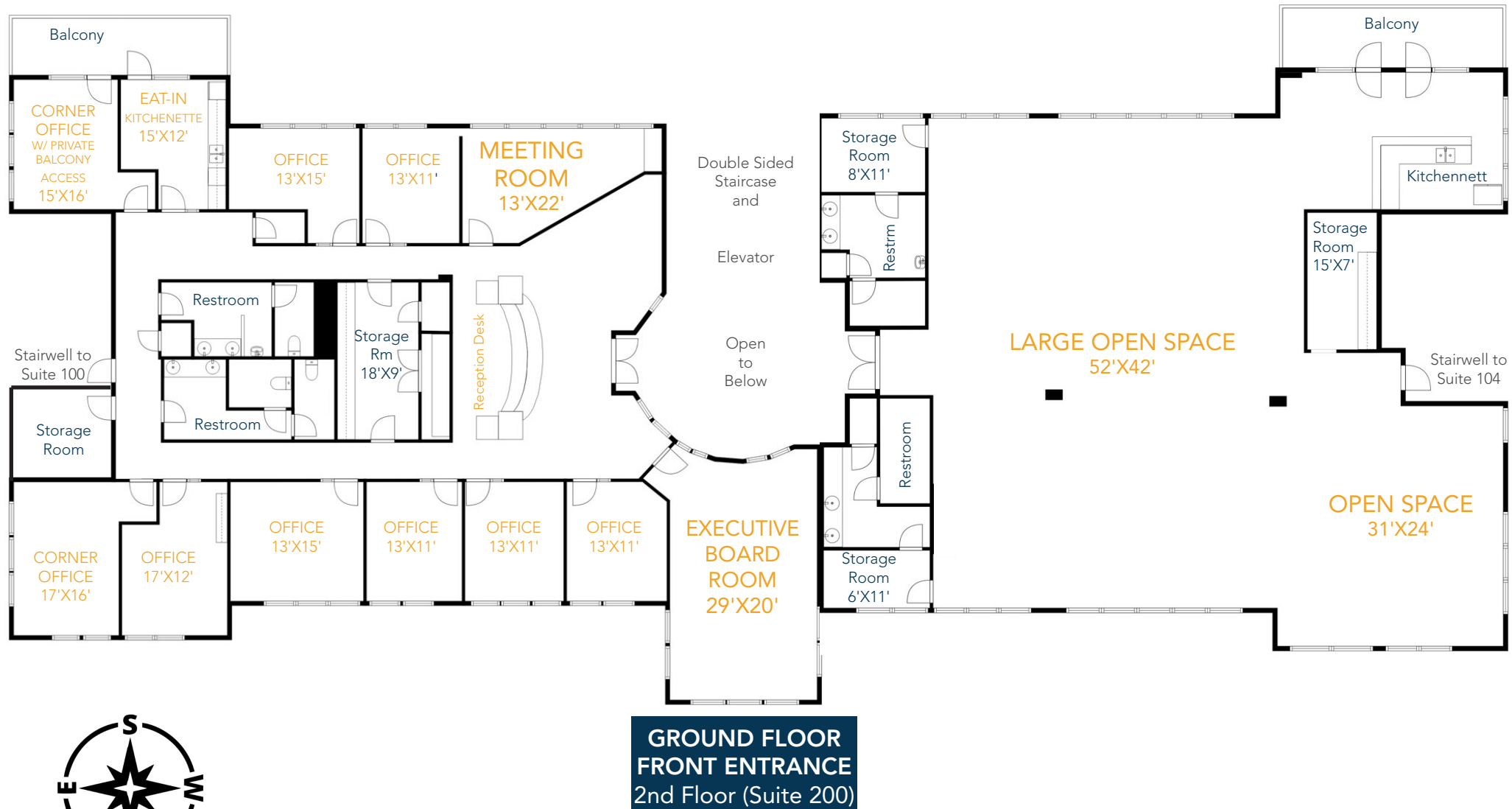
SUITE #104 FLOORPLAN



SUITE #104 PHOTOS



SUITE #200 FLOORPLAN



SUITE #200 PHOTOS (page 1 of 2)



SUITE #200 PHOTOS (page 2 of 2)



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.