



waypoint  
REAL ESTATE

**WHEELER**  
Properties

**5118 20TH STREET UNIT B**  
**GREELEY, COLORADO 80634**

Available Space

**2,550 - 5,100 SF**

Lease Rate

**\$16.00 / SF**

NNN Rate

**\$6.00 / SF**

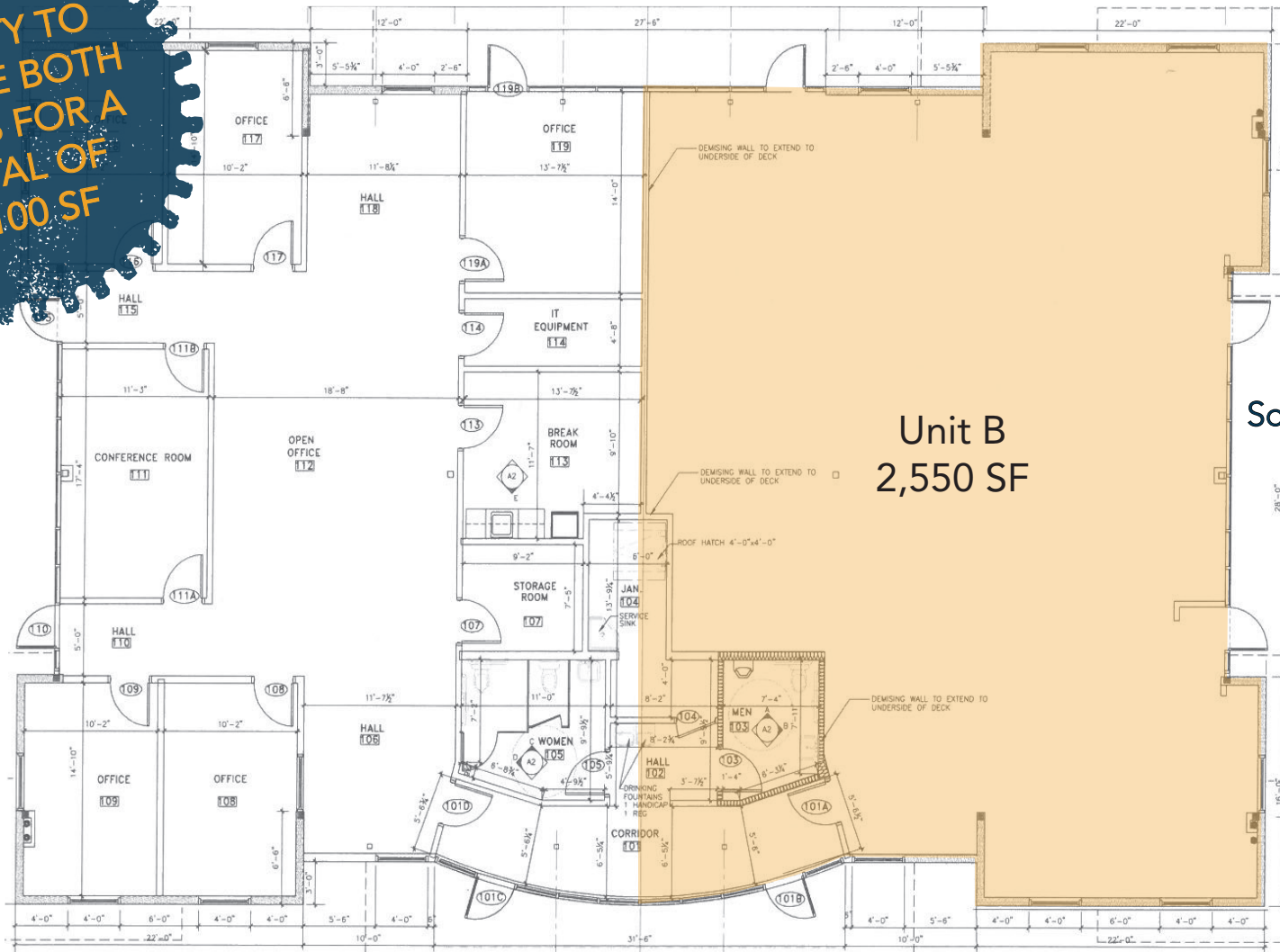
*NEWLY CONSTRUCTED OFFICE SPACE NEAR AIMS COMMUNITY COLLEGE*

- New construction with \$50/Usable SF TI Allowance
- Approximately 2,550 SF finished space
- Traffic Count: 15,992 VPD
- Zoned Commercial Low Density



# FLOOR PLAN

ABILITY TO  
UTILIZE BOTH  
UNITS FOR A  
TOTAL OF  
5,100 SF

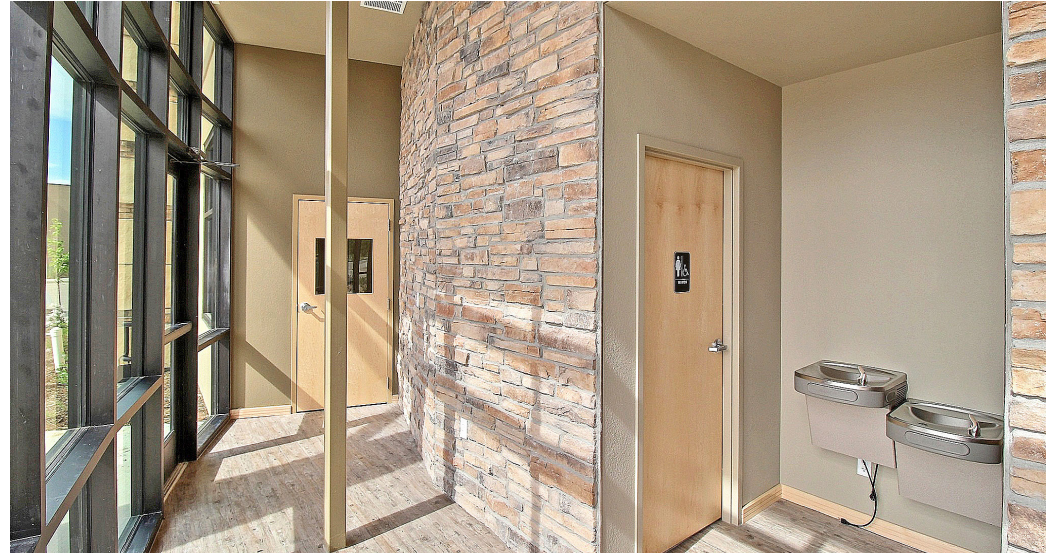


## South End

Unit B  
2,550 SF

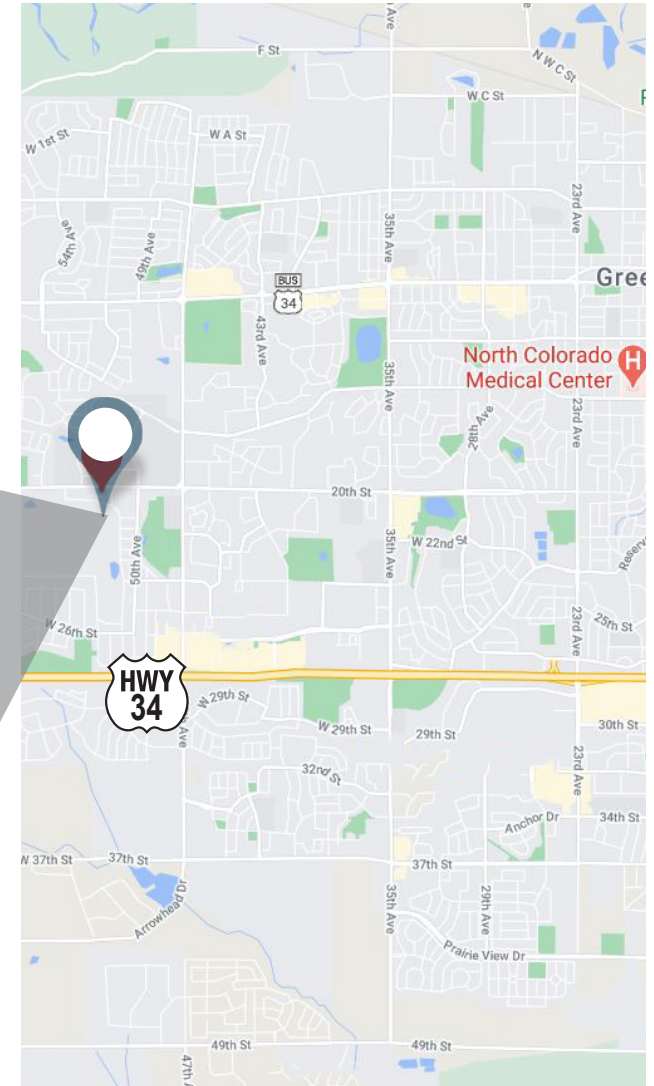


# PROPERTY PHOTOS





# AREA MAPS



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