

5124 20th Street-Lease

GREELEY, COLORADO 80634

NEW LEASE RATE: \$18.00/SF



~~Lease Rate: \$19.00/SF~~

NNN=\$6.00/SF (estimated)

Max. Rentable Size: 6,300 SF

- New Class "A" Office
- Vacant Lot
- Directly Across from AIMS

- TI Allowance \$50/usable SF
- Zoned Commercial Low Density
- Traffic Count 15,992 vpd

- 12 miles to



- 2 miles to



SUBJECT

Wheeler Properties, Inc.
1130 38th Avenue, Suite B
Greeley, CO 80634
Office: 970-352-5860

WHEELER
Properties



Waypoint Real Estate
125 S Howes St, Ste 500
Fort Collins, CO 80521
Office: 970-632-5050

Ron Randel - CP: 970-590-6222

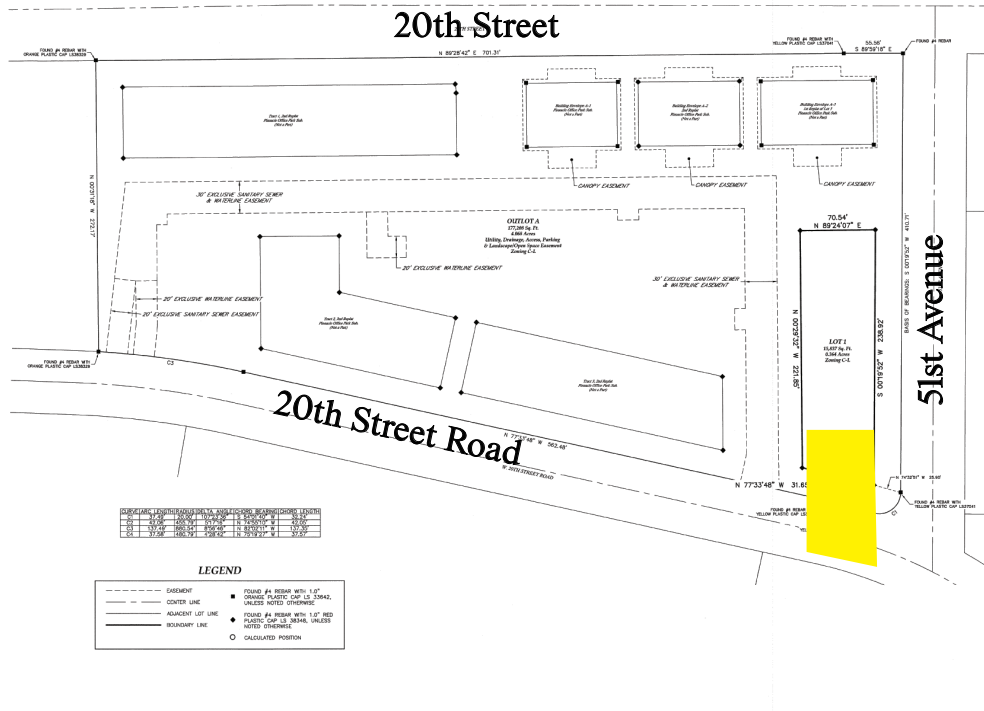
Brian Smerud - CP: 970-415-0538

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THIRD REPLAT OF PINNACLE OFFICE PARK SUBDIVISION

Being a Replat of Tract 4, Second Replat of Pinnacle Office Park Subdivision
 Located in the North Half of Section 15, Township 5 North, Range 66 West of the 6th P.M.,
 City of Greeley, County of Weld, State of Colorado



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