

# 5220 20th Street

GREELEY, COLORADO 80634



## For Lease - Build to Suit

BUILDING DESCRIPTION	SQUARE FOOTAGE (SF)	LEASE COST ANNUALLY	LEASE COST MONTHLY
Building #1: \$25.50/SF NNN	5,700 SF	\$145,350	\$12,112.50
Building #2: \$25.50/SF NNN	6,300 SF	\$160,650	\$13,387.50
Total Building Square Footage:	12,000 SF	\$306,000	\$25,500.00

### PINNACLE OFFICE PARK



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

Ron Randel - CP: 970-590-6222  
Jessica Florez - CP: 970-545-0709



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

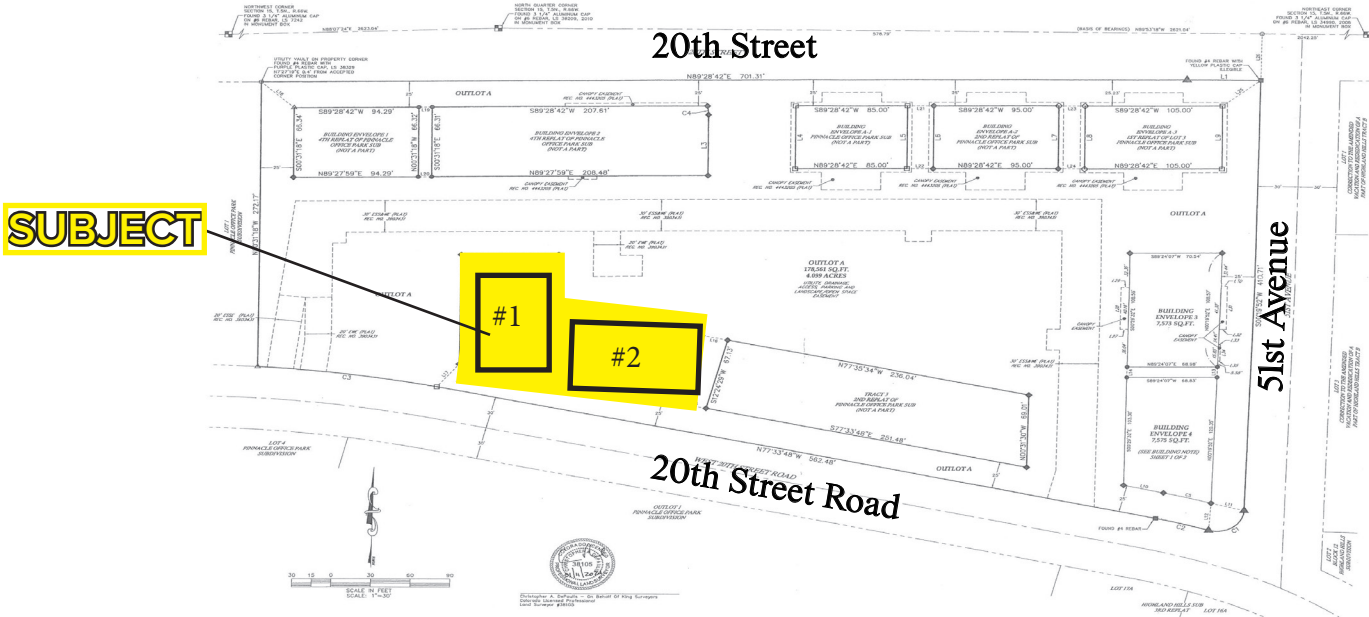
Brian Smerud - CP: 970-415-0538

# SUBJECT: 5220 20th Street



## FIFTH REPLAT OF PINNACLE OFFICE PARK SUBDIVISION

A Replat of Lot 1, Third Replat of Pinnacle Office Park Subdivision, and Outlot A, Fourth Replat of Pinnacle Office Park Subdivision, Situate in the Northeast Quarter 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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