

# 3640 W 10th St

GREELEY, COLORADO 80634



**Lease Price:**  
**\$14.00/SF NNN**

**NNN =**  
**\$7.25/SF**

**Size:**  
**4,025 SF**

- Retail space For Lease
- Excellent signage with visibility along 10th St
- Open floorplan
- Drive Up window
- Private Offices
- Great neighboring businesses include: Ambrosia Restaurant and US Bank



Reception Area



Private Offices

**WHEELER**  
Properties

1130 38th Avenue, Suite B • Greeley, CO 80634

WheelerPropertiesInc.com • 970-352-5860



Information deemed reliable, but not guaranteed. Price, terms and conditions subject to change.

**Broker Contact: Jessica Florez - P: 970-545-0709**



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Drive Through and Parking Lot Entrance

- Additional square footage on the main floor allows you the flexibility to design your own space.
- The basement has areas for an IT room, training room and storage.
- No banks or restaurants permitted.



Additional SF on main floor



Basement

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