

# FOR LEASE

7251 W. 20th St, Bldg B  
Greeley, CO 80634

# PROFESSIONAL OFFICE SPACE AVAILABLE

PROPERTY TYPE

**OFFICE**

AVAILABLE

**2,000-4,000 SF**

PRICE

**\$11.00/SF NNN**  
**\$6.58/SF EST'D EXPENSES**  
**TENANT ALSO PAYS UTILITIES**



## FEATURES:

- Nice finish office suite with efficient floor plan and natural lighting
- Single tenant preferred but can demise for multiple tenants
- 15 private offices, 3 work spaces, kitchenette, reception, and nice large conference room
- Parking Ratios 4.75 : 1,000 (non-exclusive spaces on property lot)
- Suite is now available for occupancy

**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES

**Nick Berryman**

970.396.0853

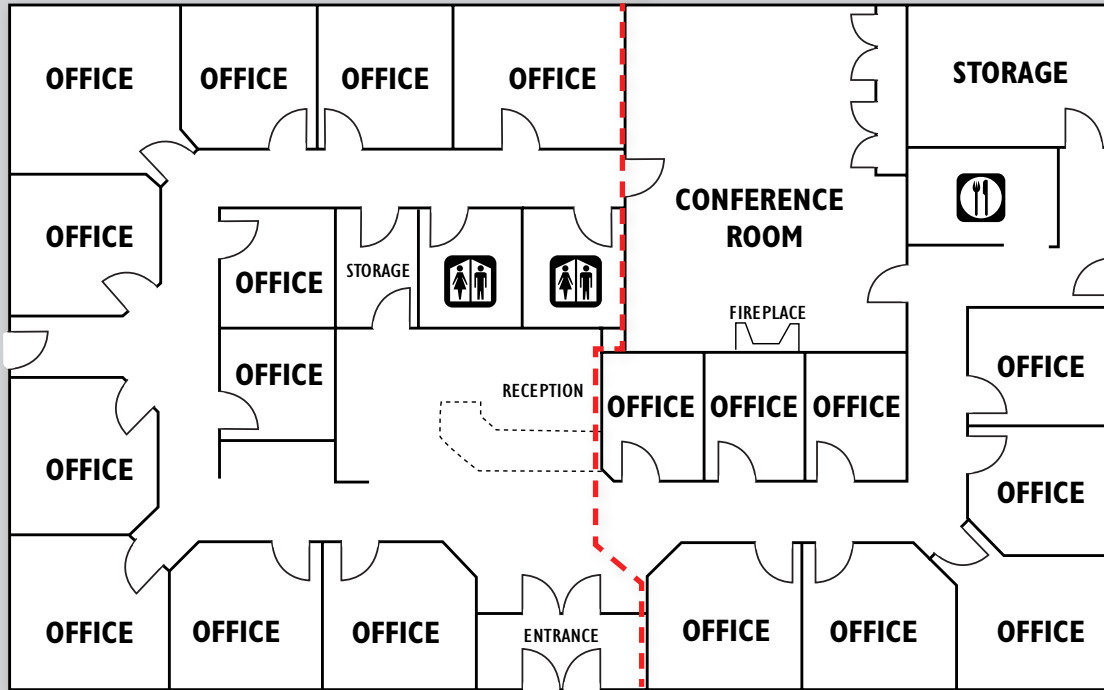
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7251 W. 20th St, Bldg B  
Greeley, CO

Approximate demising line



## Fort Collins

712 Whaler's Way, Bld. B, Suite 300  
Fort Collins, CO 80525  
970.229.9900

## Loveland

200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970.593.9900

## Greeley

1711 61st Avenue, Suite 104  
Greeley, CO 80634  
970.346.9900

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