

OFFERING MEMORANDUM
Available for Sale & Lease



KEY INVESTMENT HIGHLIGHTS



Up to 20,486+ SF
Entire Office Building for Sale
Up to 9,934 SF of contiguous 2nd level space
available for lease.



Entire Building Sale Price: \$6,000,000
(price per SF: \$292.88)



Surrounded by Amenities: UCHealth Greeley Hospital,
Bank, Daycare, Financial, Law Firm, Auto Services,
Food, Fitness & Convenience Stores



Lease Rate: \$17.00 – \$17.75 / SF NNN
NNN Rate: \$12.68 / SF 2026 estimate



DISCLOSURE AND CONFIDENTIALITY AGREEMENT

The information contained within the following offering memorandum is exclusive and strictly confidential. No person, other than as provided for herein, has been authorized to give any information or to make any representations other than those contained in this memorandum in connection with the offer being made hereby, and if given or made, such information or representation must not be relied upon as having been authorized by Waypoint Real Estate, LLC.

This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Waypoint Real Estate, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this investment offering has been obtained from sources believed to be reliable. However, all potential buyers are responsible to take appropriate measures to verify all of the information set forth herein.

Contact Waypoint Real Estate, LLC for any property showings or for more information.



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CONTACTS

JAKE ARNOLD
(970) 294-5331
jarnold@waypointre.com

BRIAN SMERUD, CCIM
(970) 415-0538
bsmerud@waypointre.com

EXECUTIVE SUMMARY

THE OFFERING

Waypoint Real Estate is pleased to present the opportunity to purchase or lease **3050 67th Avenue**, a versatile office/flex property located in the rapidly growing west Greeley corridor. This 20,486+ SF building sits on a 0.35-acre lot and offers a flexible layout well-suited for professional office, medical, or light industrial use. With direct access to Highway 34 and close proximity to UC Health Greeley Hospital, major retail centers, restaurants, and new residential developments, the property provides excellent visibility, accessibility, and long-term growth potential. Ample parking, efficient floor plans, and modern finishes make this an ideal choice for owner-users or investors seeking a well-positioned asset in an emerging Northern Colorado market.

Price:	\$6,000,000
Price/SF:	\$292.88
Lease Rate:	\$17.00 – \$17.75 SF NNN
Address:	3050 67th Ave, Greeley, Colorado 80634
Parcel:	095921272008
Parking Spaces:	Non-Exclusive, Shared
Zoning:	Commercial High Intensity
Site Square Footage:	0.35 Acres
Building Square Footage:	20,486 SF
Year Built:	2005
Number of Stories:	2
Traffic Count:	11,009 VPD (CoStar 2025)

PROPERTY INFORMATION

Utilities

Utility	Provider	Meter
Electric	Poudre Valley REA	Multiple
Gas	Atmos Energy	Multiple
Water	City of Greeley	Single
Sewer	City of Greeley	Single



Systems

Heating & Cooling	Packaged Rooftop Units
Hot Water Supply	Hot Water Heaters Serving Units



Construction

Structure	Stucco / Brick Facade
Roof	EPDM - 2021



2025 OPERATING BUDGET

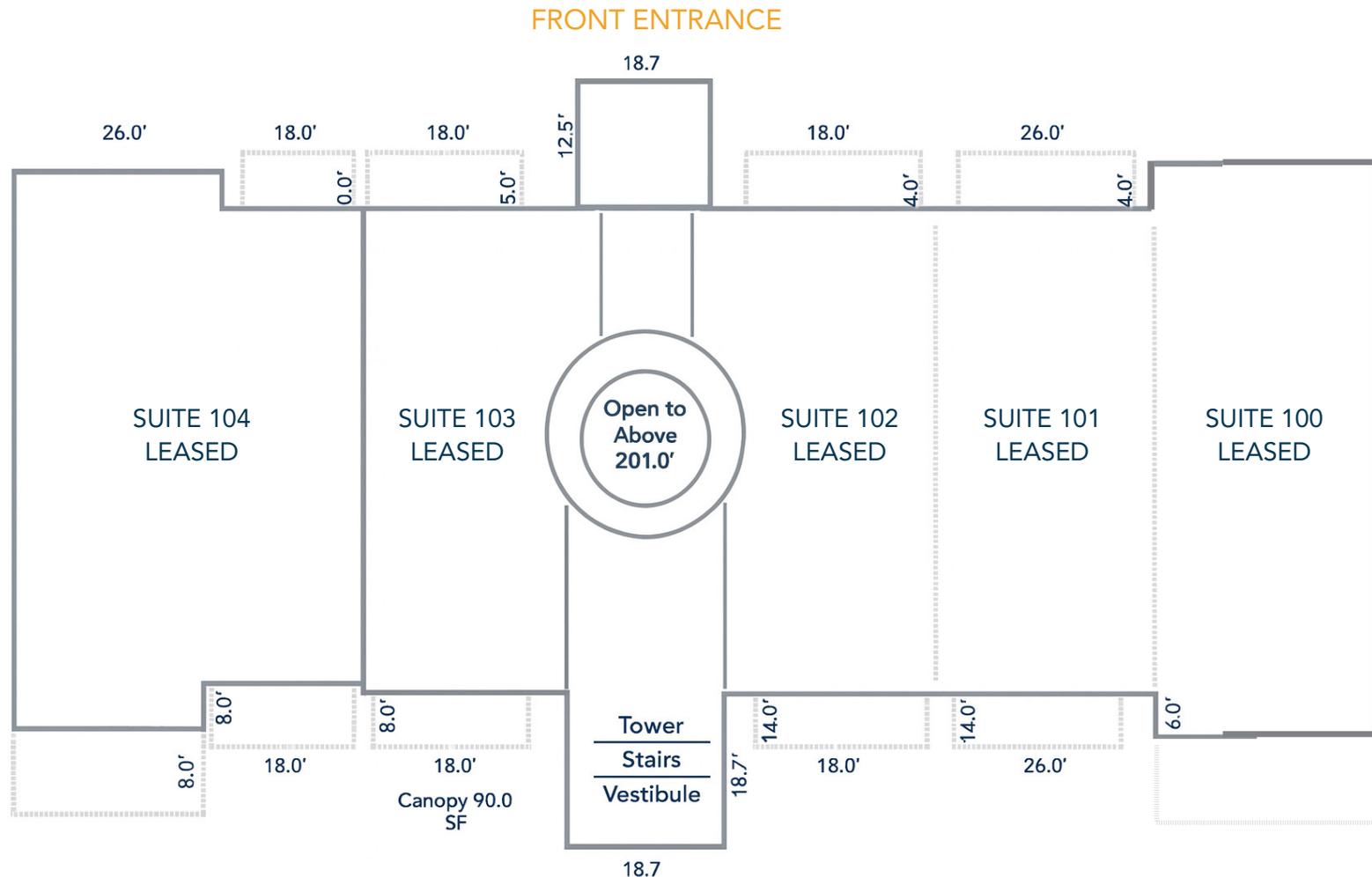
3050 67TH AVENUE GREELEY			
Total Rentable SQ FT	20,486		
	Annual	Monthly	\$/SF
Maintenance	\$25,402.64	\$2,116.89	\$1.24
HVAC	\$9,496.62	\$791.39	\$0.46
Property Taxes	\$96,848.85	\$8,070.74	\$4.73
Insurance	\$20,333.16	\$1,694.43	\$0.99
Management Fee	\$28,812.10	\$2,401.01	\$1.41
Utilities	\$13,176.47	\$1,098.04	\$0.64
Association Fee	\$61,346.05	\$5,112.17	\$2.99
TOTAL	\$255,415.90	\$21,284.66	\$12.68

2025 RENT ROLL

3050 67TH AVENUE | GREELEY

Total RSF		20,486						
Unit	SF	Lease Exp.	Rent Charges	Annual Rent/SF	Op. Charges	Annual Op./SF	Total Charges	Annual Charges/SF
100	1,846	10/1/2027	TBD	TBD	TBD	TBD	TBD	TBD
101	2,142	12/31/2026	\$2,588.25	\$14.50	\$2,225.54	\$12.47	\$4,813.79	\$26.97
102	1,288	3/31/2028	\$2,012.50	\$18.75	\$1,338.23	\$12.47	\$3,350.73	\$31.22
103	1,500	8/31/2027	\$2,125.00	\$17.00	\$1,558.51	\$12.47	\$3,683.51	\$29.47
104	3,776	1/09/2027	\$5,582.19	\$17.74	\$3,923.27	\$12.47	\$9,505.46	\$30.21
200A	8,934	1/09/2027	\$13,205.96	\$17.74	\$9,282.43	\$12.47	\$22,488.39	\$30.21
200B	1,000	1/09/2027	\$1,478.17	\$17.74	\$1,038.99	\$12.47	\$2,517.16	\$30.21
Totals:	20,486		\$26,992.07	\$15.81	\$19,366.97			\$27.16

BUILDING FLOORPLAN — 1ST FLOOR



Information contained herein is not guaranteed. Potential purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

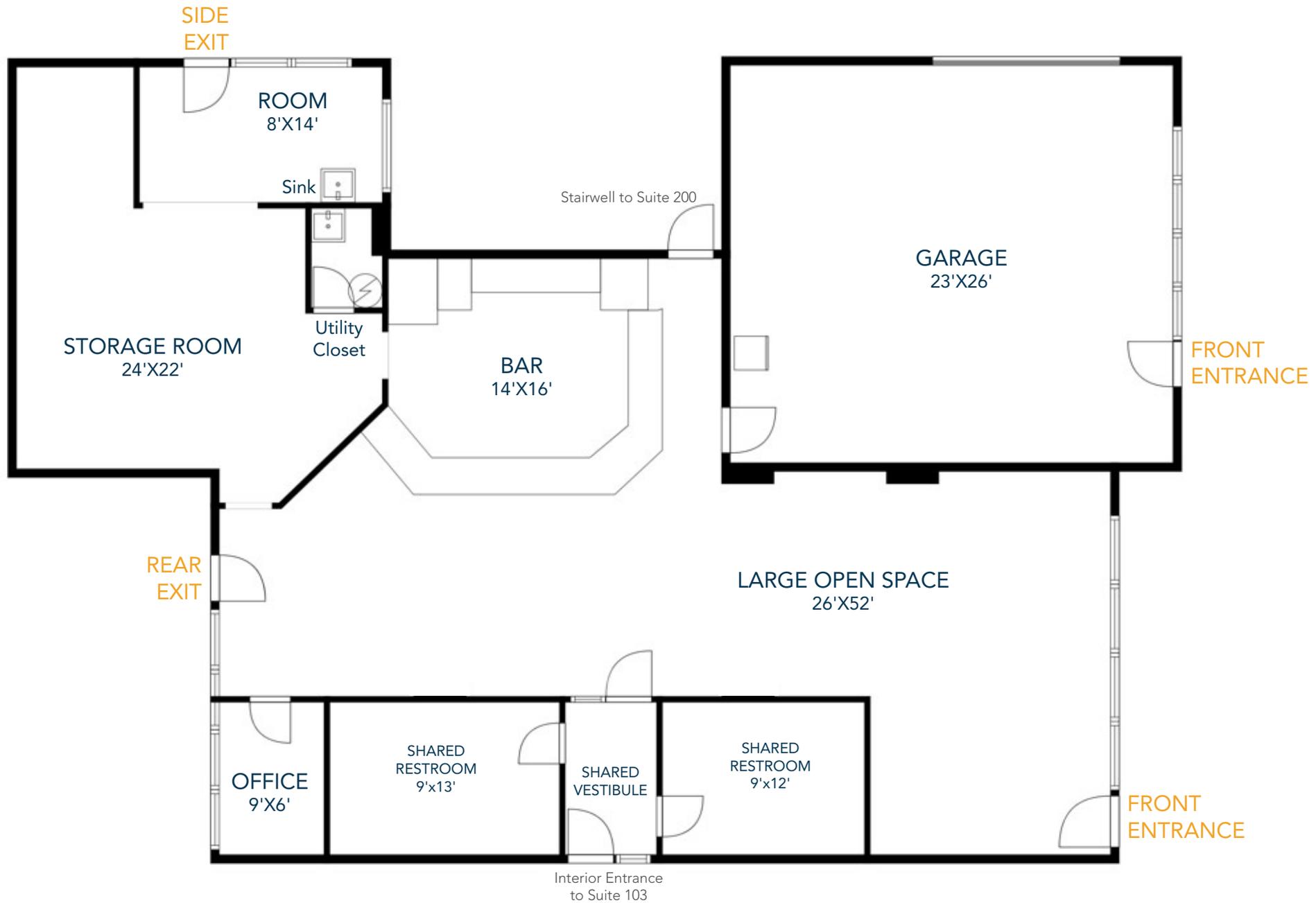
PROPERTY OVERVIEW

St. Michaels Clocktower office building is a multi-tenant office property in Greeley, CO. It is ideally located in the St. Michaels development of fast-growing west Greeley at US Highway 34 and 65th Avenue. Demand for office in this area of Greeley is driven by UHealth's west Greeley Hospital. The hospital opened in 2019, is approximately 212,000 SF, and has 87 beds. In addition, UHealth built a 115,000 SF medical center adjacent to the hospital. The UHealth campus is a major value generator for the area and should continue to drive demand for all types of commercial use, which should drive rents higher in the area.

GREELEY OVERVIEW

- Third fastest growing MSA in the nation.
- Greeley/Fort Collins region projected to grow by over 100% over the next 30 years.
- Forbes magazine ranks Greeley MSA the 6th fastest "job growth" market in the nation.
- Ranked #1 by WalletHub for "Jobs and the Economy" out of 515 cities nationally.

SUITE #104 | FLOORPLAN



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SUITE #104 | PHOTOS



SUITE #200 | FLOORPLAN



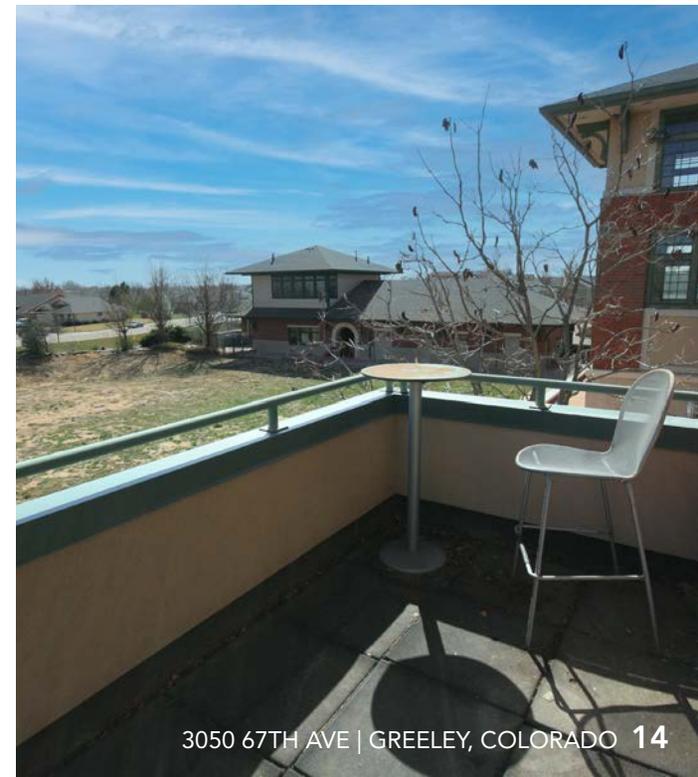
GROUND FLOOR
FRONT ENTRANCE
2nd Floor (Suite 200)



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SUITE #200 | PHOTOS (page 2 of 2)



REGIONAL OVERVIEW

FORT COLLINS

WINDSOR

GREELEY

LOVELAND

LONGMONT

DENVER



DENVER INTERNATIONAL AIRPORT

DISTANCES	
I-25	10 mi
UNIVERSITY OF NORTHERN COLO.	6 mi.
DOWNTOWN GREELEY	8 mi.
ISLAND GROVE REGIONAL PARK	8 mi.
N. COLORADO REGIONAL AIRPORT	16 mi.
CHEYENNE	65 mi.
DENVER	50 mi.
DENVER INTERNATIONAL AIRPORT	45 mi.

AREA OVERVIEW

LOVELAND

FORT COLLINS

WINDSOR



3050
67th
Avenue

uhealth



COCOS

DISCOUNT
TIRE



MONK LAW OFFICE

NORCO
GIAR

W 30th St

FIRST
FARM Bank

65th Ave

LAMARIPUSA
MARGARITA HOUSE
MEXICAN RESTAURANT

AREA MAP



uhealth

HWY 34

KinderCare
Commitment for Life

DISCOUNT
TIRE

Kum & Go

3050
67th
Avenue

Christian Brothers
AUTOMOTIVE

the HUMAN
& BEAN

FIRST
FARM Bank

THE TAVERN

LAMARIPUSA
MARGARITA HOUSE
MEXICAN RESTAURANT

HWY 34

65th Ave



CONTACTS



Brian Smerud, CCIM
970-415-0538
bsmerud@waypointRE.com



JAKE ARNOLD
(970) 294-5331
jarnold@waypointRE.com

Please contact Brian Smerud and Jake Arnold for property, financials and sales price details.

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