OFFERING MEMORANDUM

3050 67th St

Greeley, CO 80634

Entire office building for sale

Up to 4,967 SF of contiguous 2nd level space available for lease.

SQUARE FOOTAGE	SALE PRICE	LEASE RATE	NNN RATE
20,486 SF	**$5,840,000**	**$17.00 / SF NNN**	**$12.68 / SF**

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.

TABLE OF CONTENTS

04 EXECUTIVE SUMMARY

05 PROPERTY INFORMATION

06 2026 OPERATING BUDGET

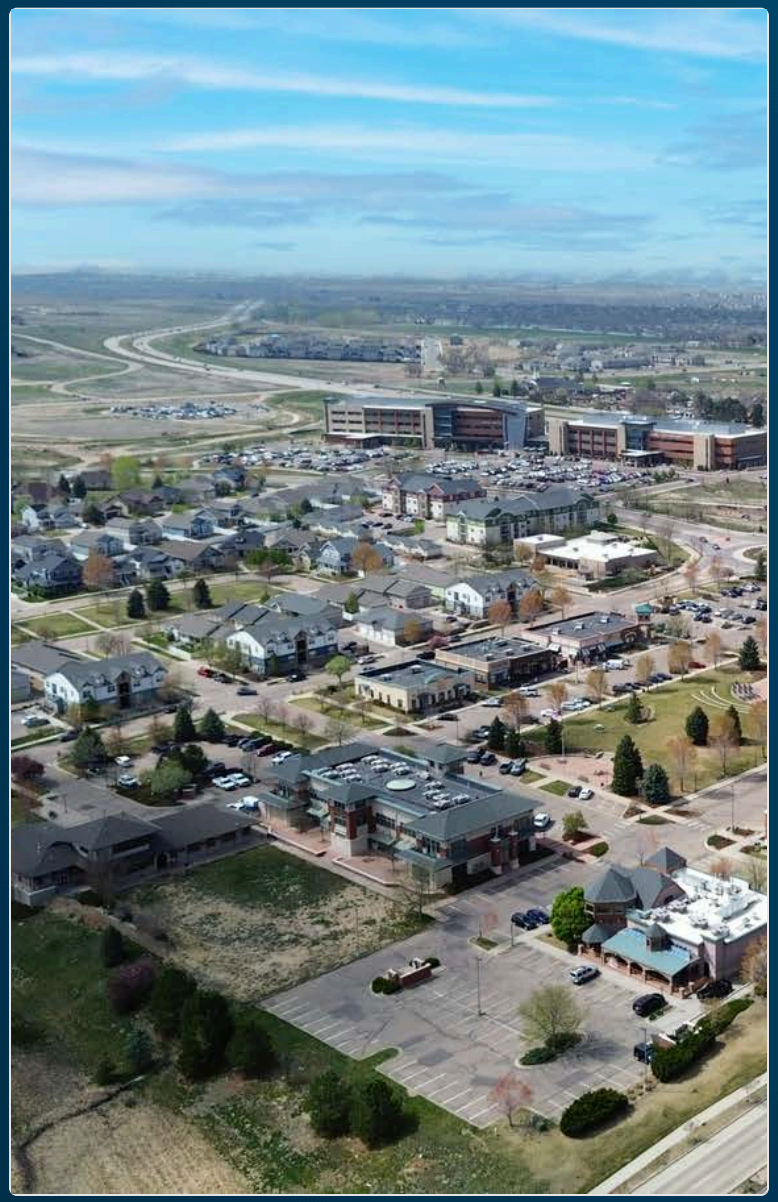
07 2026 RENT ROLL

08 FLOORPLANS

11 PHOTOS

12 AREA OVERVIEW

13 CONTACTS



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EXECUTIVE SUMMARY

3050 67th Ave
Greeley, Colorado 80634

THE OFFERING

Waypoint Real Estate is pleased to present the opportunity to purchase or lease **3050 67th Ave**, 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

$5,840,000

$285.07 per SF

LEASE RATE

$17.00 SF NNN

ADDRESS	3050 67th Ave
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	11,085 VPD (CoStar 2026)

KEY INVESTMENT HIGHLIGHTS

- UCHealth Greeley Hospital
- Banking & Financial Services
- Restaurants & Convenience Retail
- Fitness
- Professional Services
- Childcare

PROPERTY INFORMATION

3050 67th Ave
Greeley, Colorado 80634

UTILITIES

UTILITY	PROVIDER	METER
Electric	Poudre Valley REA	Multiple
Gas	Atmos Energy	Multiple
Water	City of Greeley	Single
Sewer	City of Greeley	Single

SYSTEMS

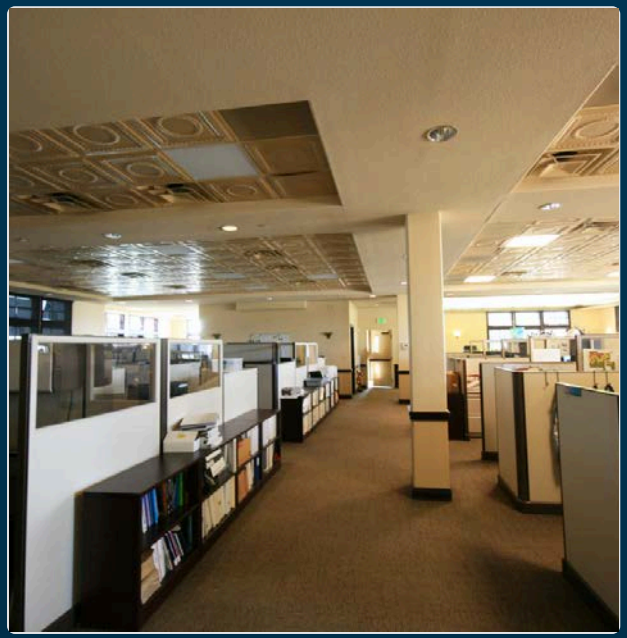
HEATING & COOLING
Packaged Rooftop Units

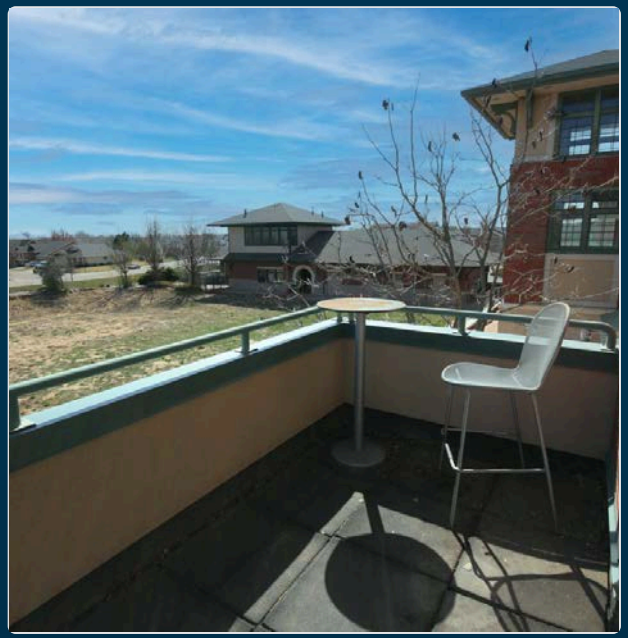
HOT WATER SUPPLY
Hot Water Heaters Serving Units

CONSTRUCTION

STRUCTURE
Stucco / Brick Facade

ROOF
EPDM · 2021





2026 OPERATING BUDGET

3050 67th Avenue
Greeley, Colorado 80634

RENTABLE SF

20,486 SF

EXPENSE	ANNUAL	MONTHLY	$/SF
CAM	$28,998.34	$2,416.53	$1.42
Utilities	$15,359.92	$1,279.99	$0.75
Admin	$31,459.39	$2,621.62	$1.54
Association fees	$60,199.40	$5,016.62	$2.94
Insurance	$24,077.50	$2,006.46	$1.18
Taxes	$99,689.35	$8,307.45	$4.87
TOTAL	**$259,783.90**	**$21,648.66**	**$12.68**

2026 RENT ROLL

3050 67th Avenue
Greeley, Colorado 80634

TOTAL RENTABLE SF

20,486 SF

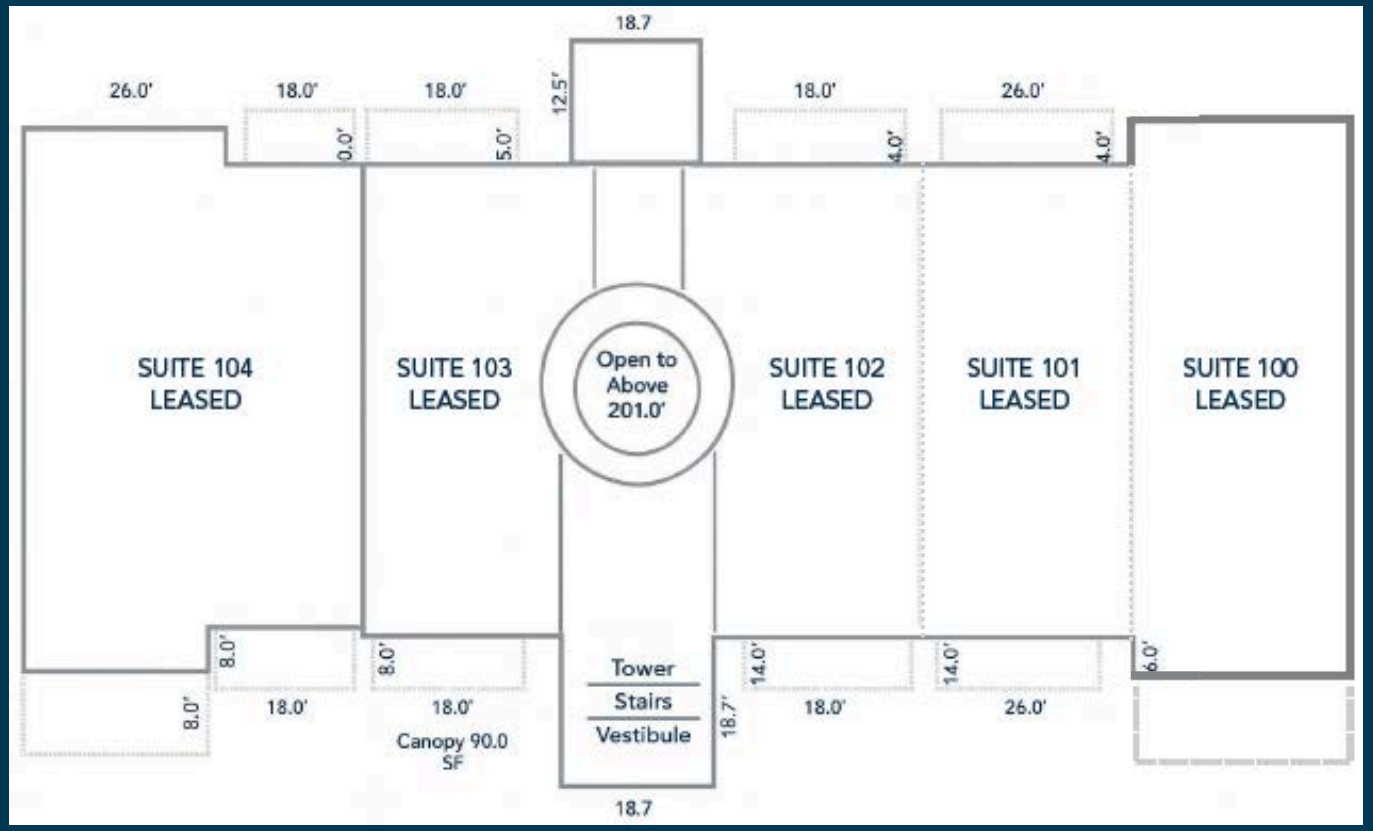
UNIT	SF	LEASE EXP.	RENT CHARGES	ANNUAL RENT/SF	OP. CHARGES	ANNUAL OP./SF	TOTAL CHARGES	ANNUAL CHARGES/SF
100	1,846	9/30/2027	$3,268.96	$21.25	$1,950.77	$12.68	$5,219.73	$33.93
101	2,142	12/31/2026	$2,856.00	$16.00	$2,203.79	$12.35	$5,059.79	$28.35
102	1,288	3/31/2028	$2,039.33	$19.00	$1,311.87	$12.22	$3,351.20	$31.22
103	1,500	8/31/2027	$2,156.25	$17.25	$1,543.27	$12.35	$3,699.52	$29.60
104	3,776	10/31/2030	$5,192.00	$16.50	$3,983.35	$12.66	$9,175.35	$29.16
201	4,967	4/30/2036	$6,105.27	$14.75	$5,239.74	$12.66	$11,345.01	$27.41
202	4,967	1/09/2027	$7,562.25	$18.27	$5,248.90	$12.68	$12,811.15	$30.95
TOTALS	**20,486**		**$29,180.06**	**$17.09**	**$21,481.69**	**$12.58**	**$50,661.75**	**$29.68**

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

BUILDING FLOORPLAN — 1ST FLOOR

3050 67th Ave
Greeley, Colorado 80634

Front Entrance



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SUITES

Suite 100	LEASED
Suite 101	LEASED
Suite 102	LEASED
Suite 103	LEASED
Suite 104	LEASED

BUILDING FLOORPLAN — 2ND FLOOR

3050 67th Ave
Greeley, Colorado 80634

Front Entrance

SUITES

Suite 201 — LEASED

Suite 202 — AVAILABLE

4,967 SF

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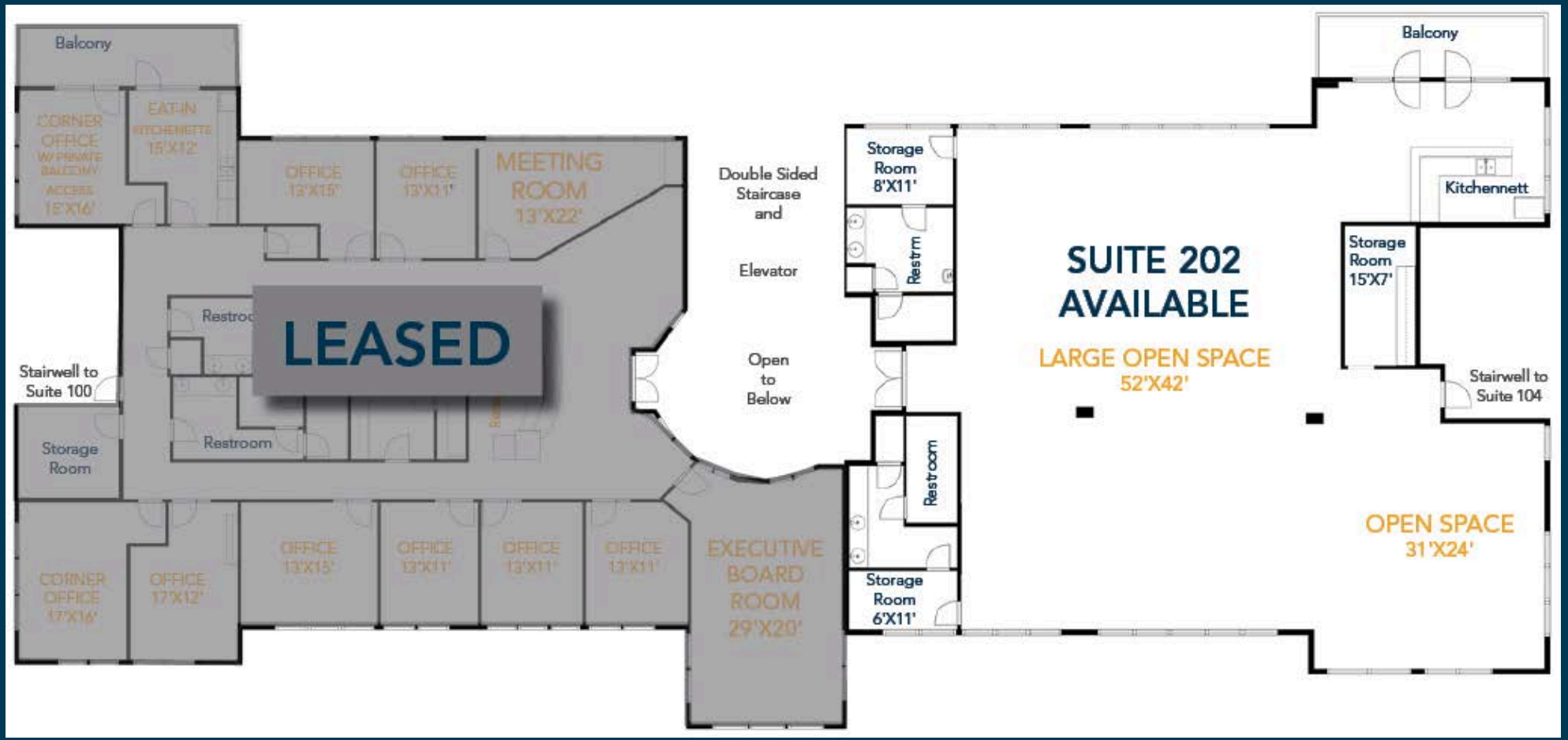
2ND FLOOR | FLOORPLAN

Suite 200
3050 67th Ave, Greeley



GROUND FLOOR

FRONT ENTRANCE

(Elevator / Stairs)

2nd Floor Suites

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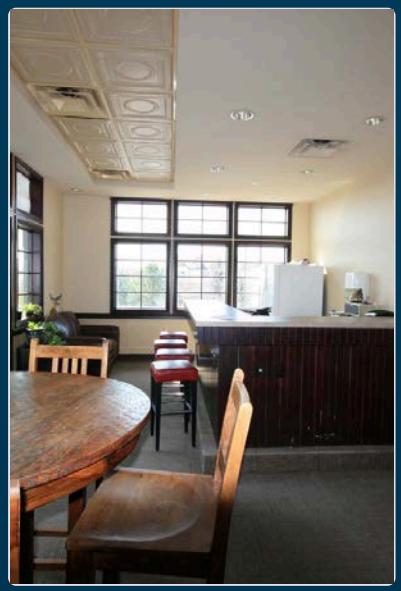
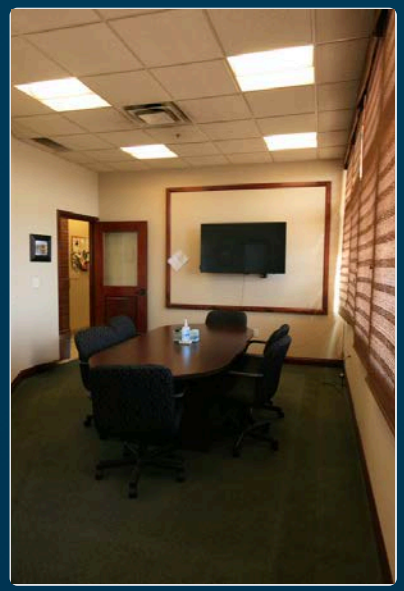
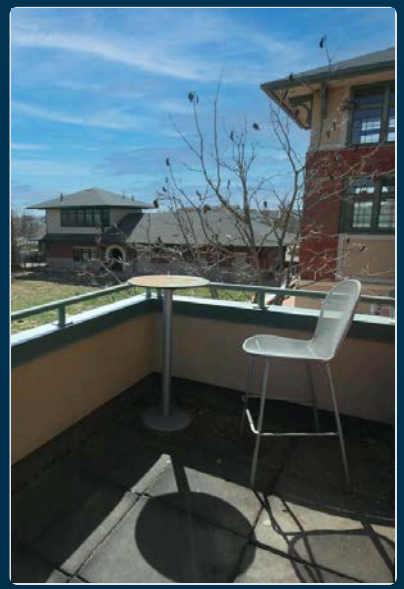
SUITE 202 | PHOTOS

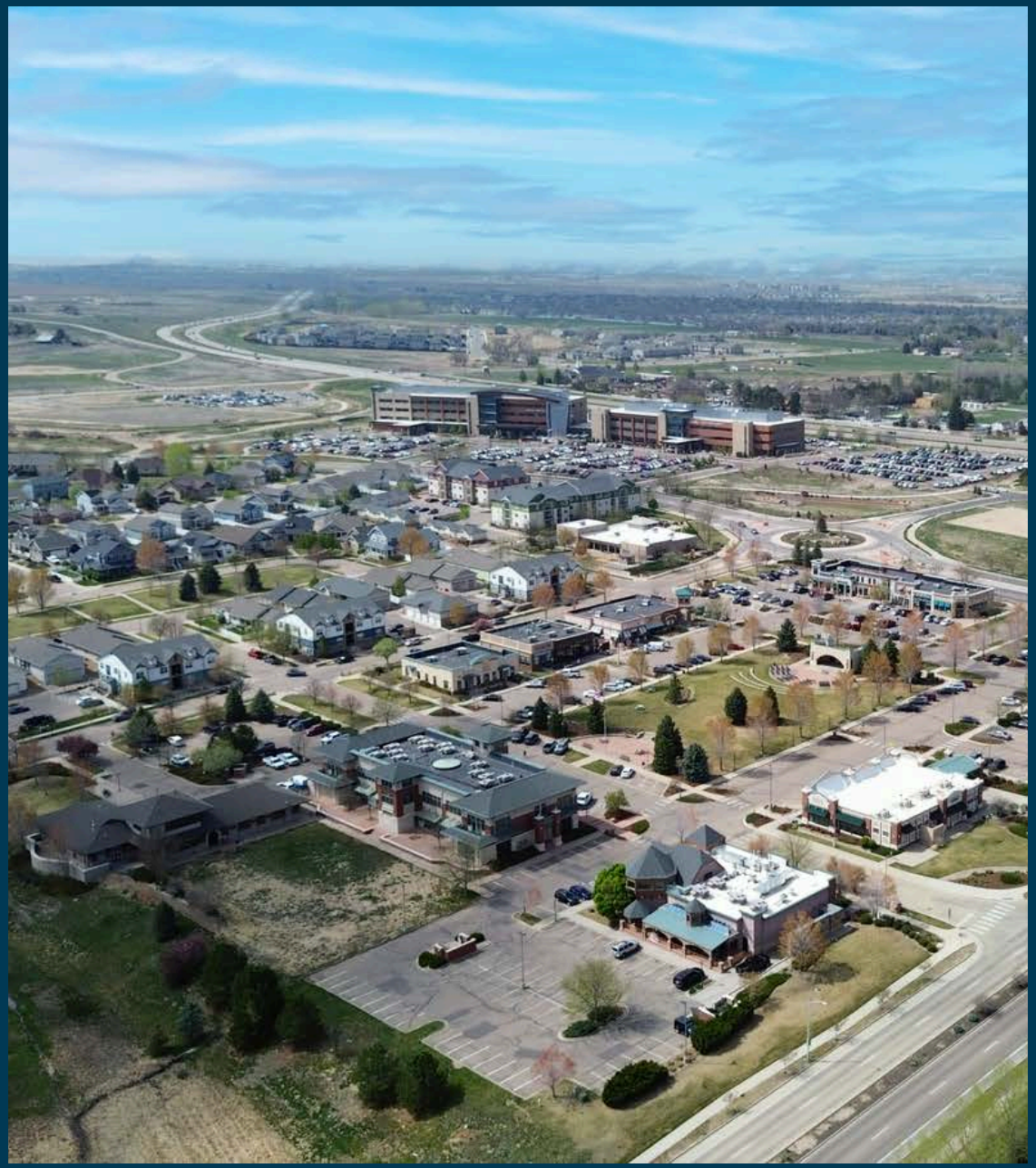
4,967 SF available
3050 67th Ave, Greeley







AREA OVERVIEW



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 UCHealth's west Greeley Hospital. The hospital opened in 2019, is approximately 212,000 SF, and has 87 beds. In addition, UCHealth built a 115,000 SF medical center adjacent to the hospital. The UCHealth 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.

CONTACTS

3050 67th Ave

GREELEY, CO 80634

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

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