

Suite # 202

ST. MICHAELS CLOCKTOWER

3050 67th Avenue

Greeley, CO 80634

Premier office suite available in Greeley's expanding commercial center

SPACE AVAILABLE

#202 | 4,967 rentable SF

LEASE RATE

\$17.00 / SF NNN

NNN RATE\$12.68 / SF 2026 estimate

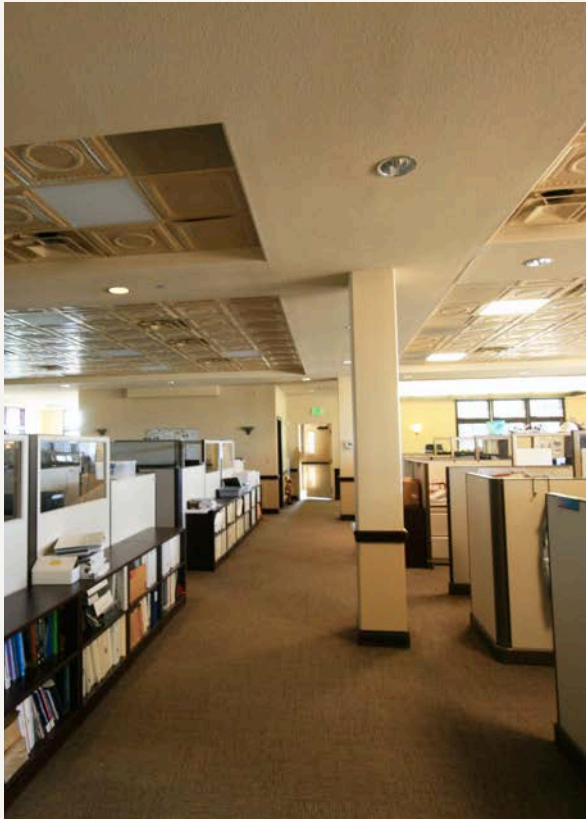
PROPERTY OVERVIEW

3050 67th Avenue • Suite 202

Greeley, CO 80634

THE SUITE

- Large professional office suite in prime west Greeley location.
- Open work areas, kitchenette, restrooms, and multiple storage rooms.
- High visibility with 36,097 VPD on Hwy 34; adjacent to UCHealth Greeley Hospital and quick Hwy 34 access.
- Abundant parking for tenants and customers.



THE BUILDING

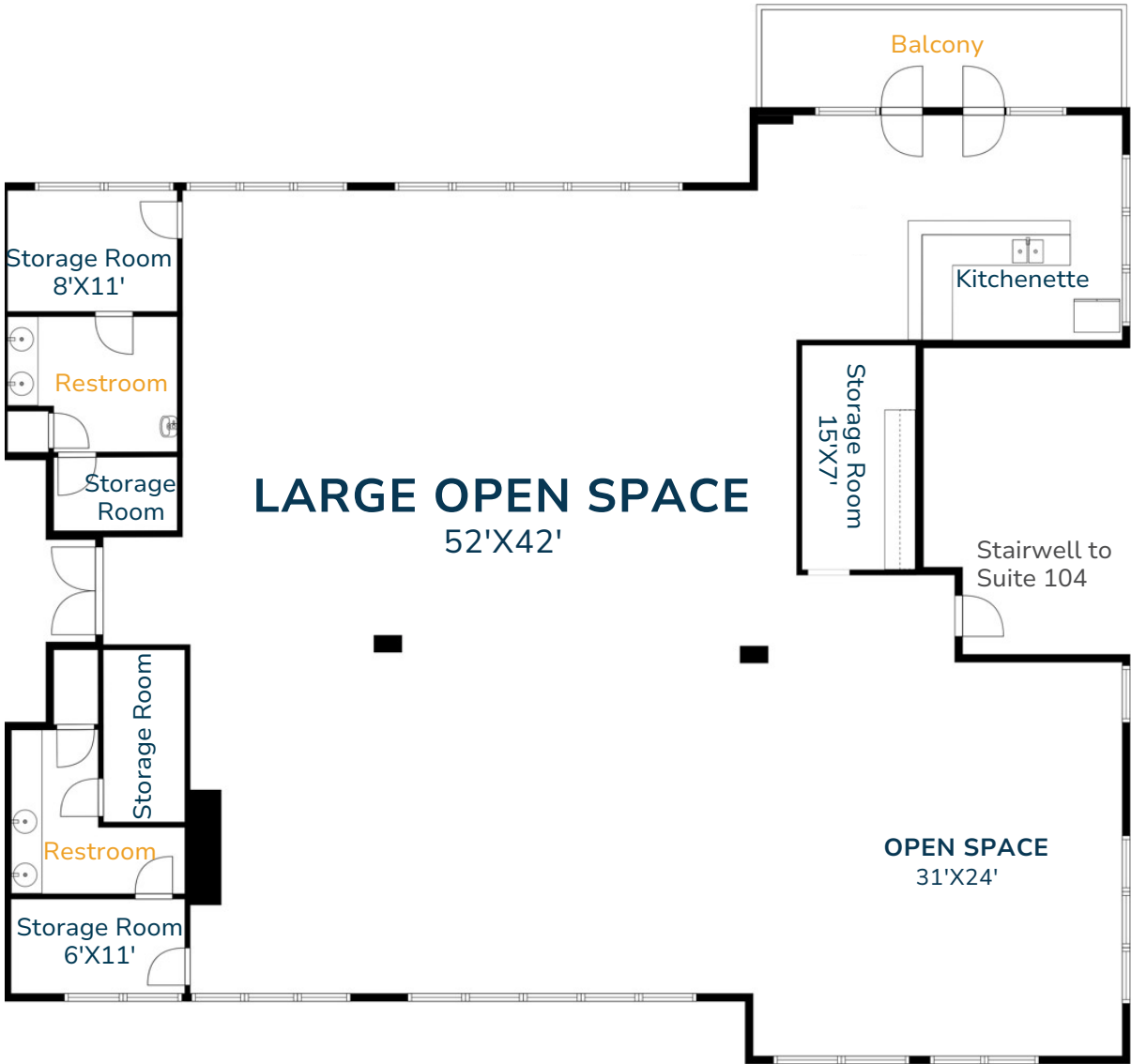
St. Michaels Clocktower is a multi-tenant office building located in the St. Michaels development of fast-growing west Greeley, at US Highway 34 and 65th Avenue. Office demand in this area is driven by UCHealth's west Greeley Hospital, a 212,000 SF facility with 87 beds that opened in 2019, along with the adjacent 115,000 SF medical center. This UCHealth campus is a major economic driver for the area, supporting strong demand for commercial uses and continued rent growth.

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 202 FLOOR PLAN

2nd floor - 4,967 rentable SF
3050 67th Avenue, Greeley, CO 80634



SUITE SUMMARY

SUITE	#202
RENTABLE SF	4,967 SF
FLOOR	2nd
TRAFFIC COUNT	36,097 VPD

INCLUDED

- Two open work areas
- Eat-in kitchenette
- Two restrooms
- Three storage rooms
- Private 2nd story balcony access

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 — 2nd FLOOR

2nd floor • 4,967 rentable SF

3050 67th Avenue, Greeley, CO 80634

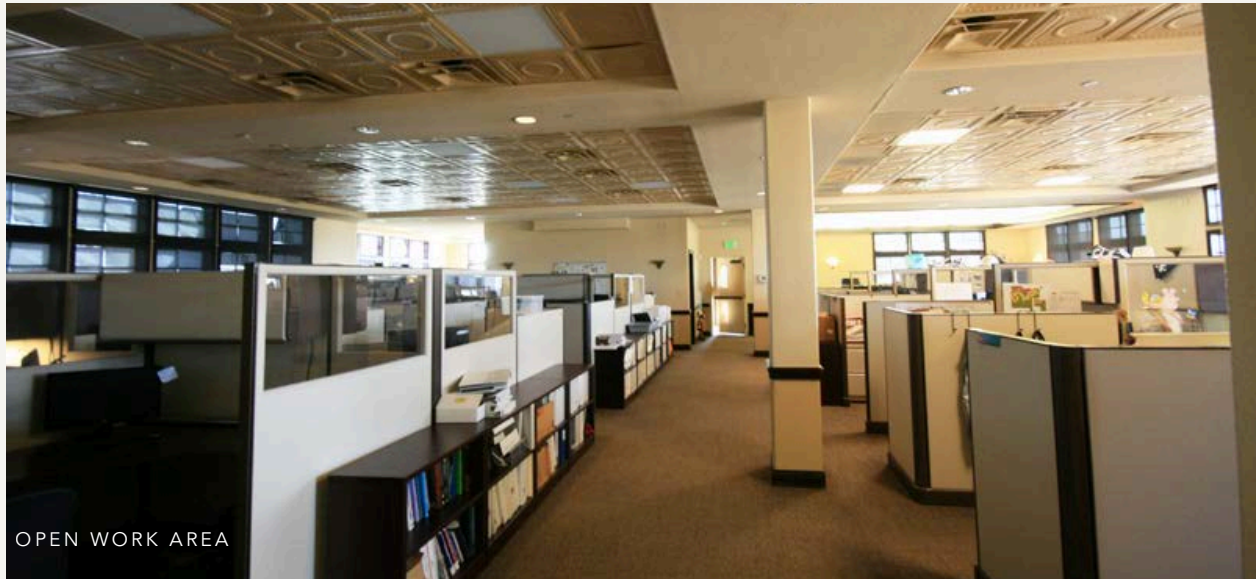


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SUITE 202 PHOTOS

St. Michaels Clocktower

Greeley, CO 80634



OPEN WORK AREA



PRIVATE BALCONY



KITCHENETTE



MEETING ROOM



EAT-IN KITCHENETTE

3050 67th Avenue

— GREELEY, COLORADO —

Brian Smerud, CCIM

970-415-0538

bsmerud@waypointRE.com

Jake Arnold

970-294-5331

jarnold@waypointRE.com



waypoint
REAL ESTATE

waypointRE.com

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.