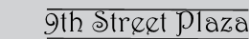
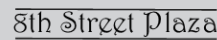


800 on 8th Avenue



800 8th Avenue

**800 ON 8TH
DOWNTOWN GREELEY**

PROPERTY TYPE

**RETAIL
OFFICE**

AVAILABLE

1,000-4,582 SF
397-24,000 SF

PRICE

\$15-\$17/SF NNN (\$5/SF)
\$9-\$13/SF NNN (\$5/SF)



FEATURES:

- Building renovations underway including: flooring, paint, artwork in common area, restrooms, new skylights, updated lighting, new façade, high speed internet, construction of first floor retail space
- Prominent downtown Greeley location
- Flexible lease terms and space sizes
- Close proximity to restaurants, breweries, entertainment, new Double Tree convention center/hotel, and City and County Buildings, including courthouse
- 20,000 SF basement space also available



Nick Berryman
970-346-9900
nberryman@realtec.com

Gage Osthoff
970-346-9900
gosthoff@realtec.com

Fort Collins

400 E Horsetooth Rd, Suite 200
Fort Collins, CO 80525
970-229-9900

Loveland

350 E 7th St, Suite 2
Loveland, CO 80537
970-593-9900

Greeley

1711 61st Ave, Suite 104
Greeley, CO 80634
970-346-9900



REALTEC
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

800 on 8th Avenue

Looking Out

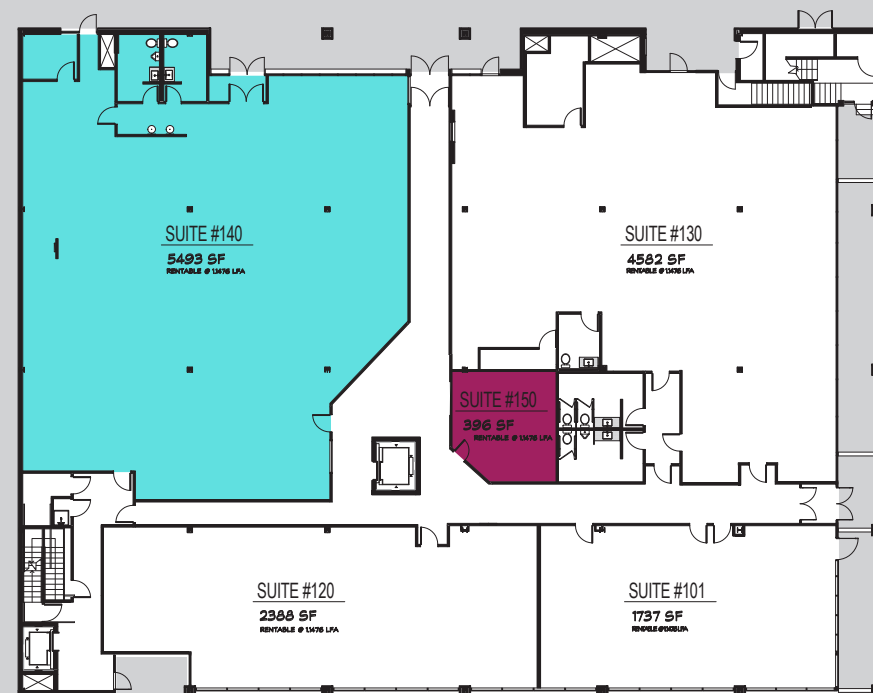


First Floor Retail:

- 1,000–4,582 SF
- Downtown retail opportunity
- Excellent frontage along 8th Avenue
- High ceilings and new exterior windows
- Ideal for restaurant, boutique, or store-front office
- Patio space available

First Floor Office:

- Up to 5,493 SF available
- In-suite restrooms
- Separate exterior entrance.

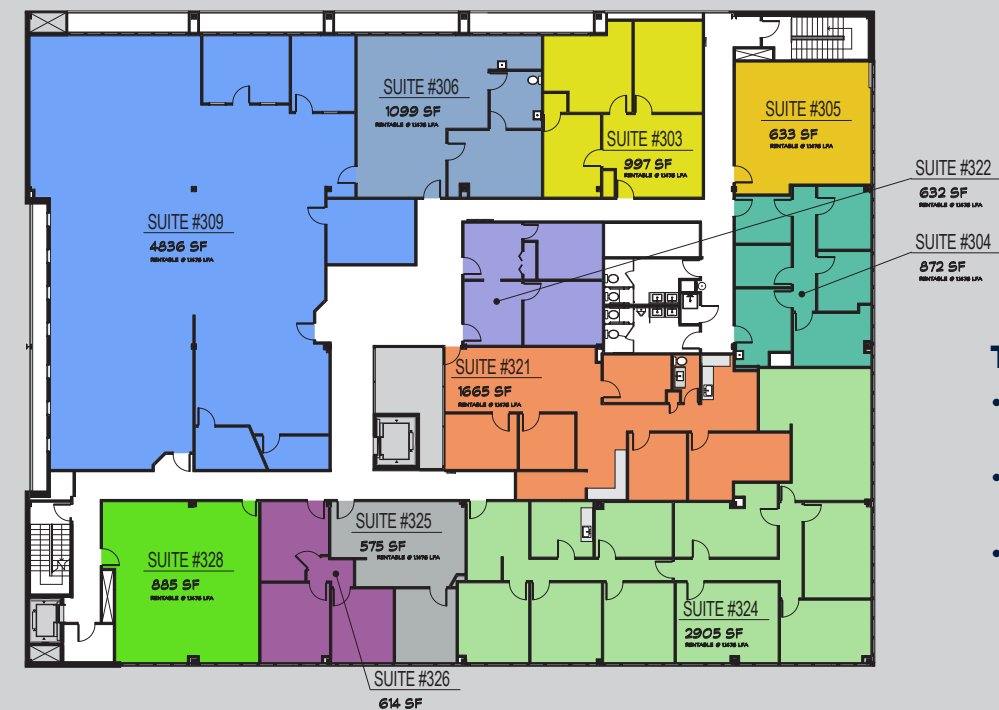
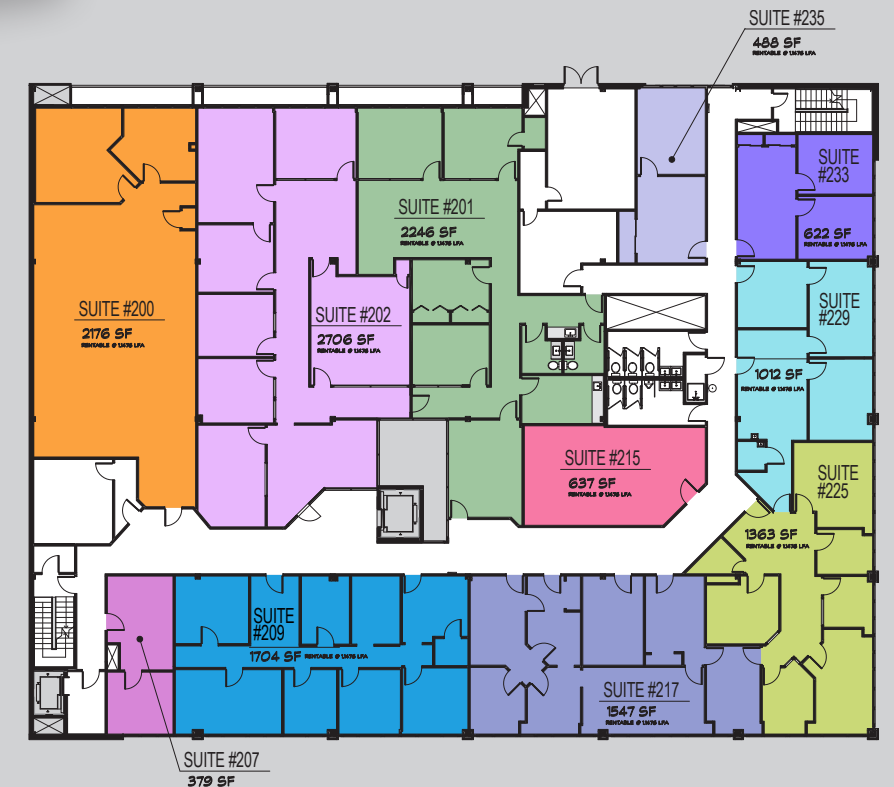


FOR LEASE

800 on 8th Avenue

Second Floor Office:

- 379–8,000 SF available
- Flexibility to change suite layouts
- Short or long term leases available



Third Floor Office:

- Up to 16,836 SF available
- Build-to-suit opportunity for a qualified tenant
- Short and long term opportunities