

FOR LEASE

800 on 8th Avenue

BEST NEW OPPORTUNITY IN DOWNTOWN GREELEY

PROPERTY TYPE

**RETAIL
OFFICE**

AVAILABLE

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

PRICE

**\$20-\$22/SF GROSS
\$12-\$18/SF GROSS**



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

REALTEC
COMMERCIAL REAL ESTATE SERVICES

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

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

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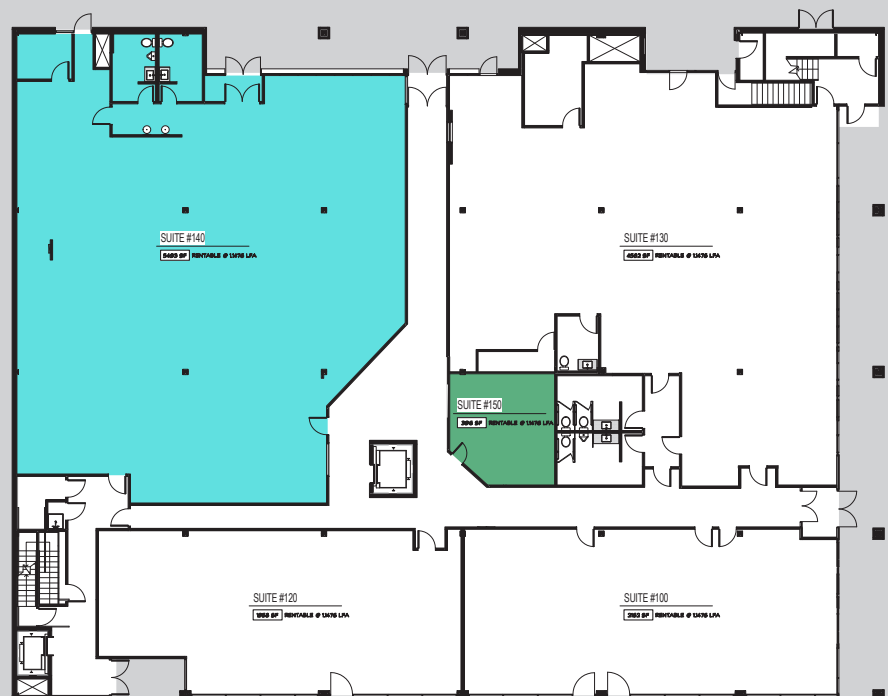


First Floor Retail:

- New Downtown retail opportunity
- Excellent frontage along 8th Avenue
- High ceilings and new exterior windows
- Ideal for coffee shop, restaurant, boutique, or store-front office

First Floor Office:

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

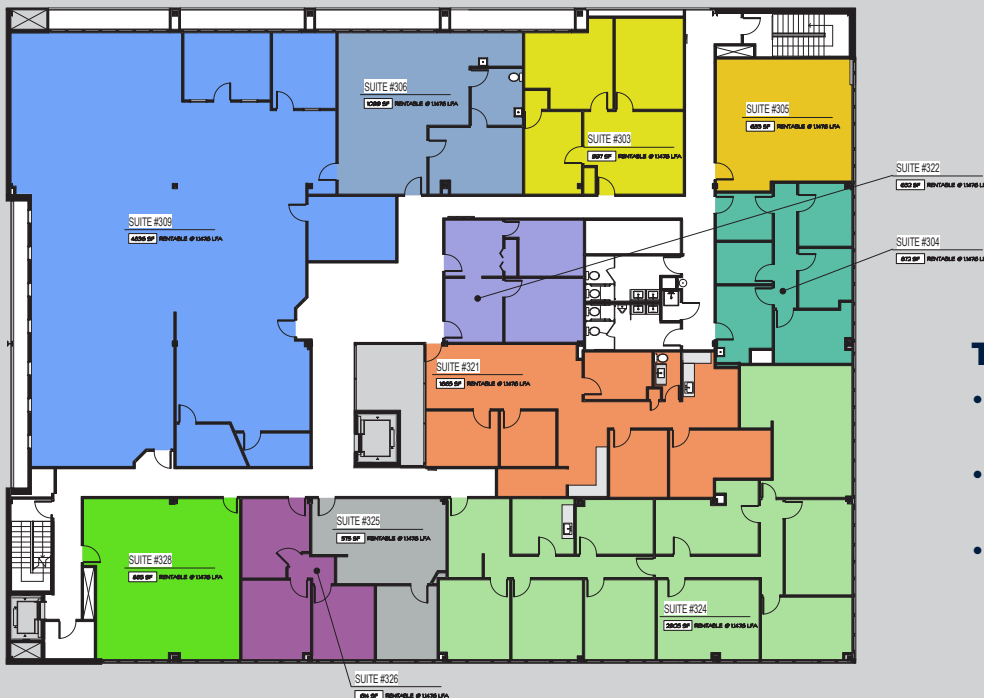
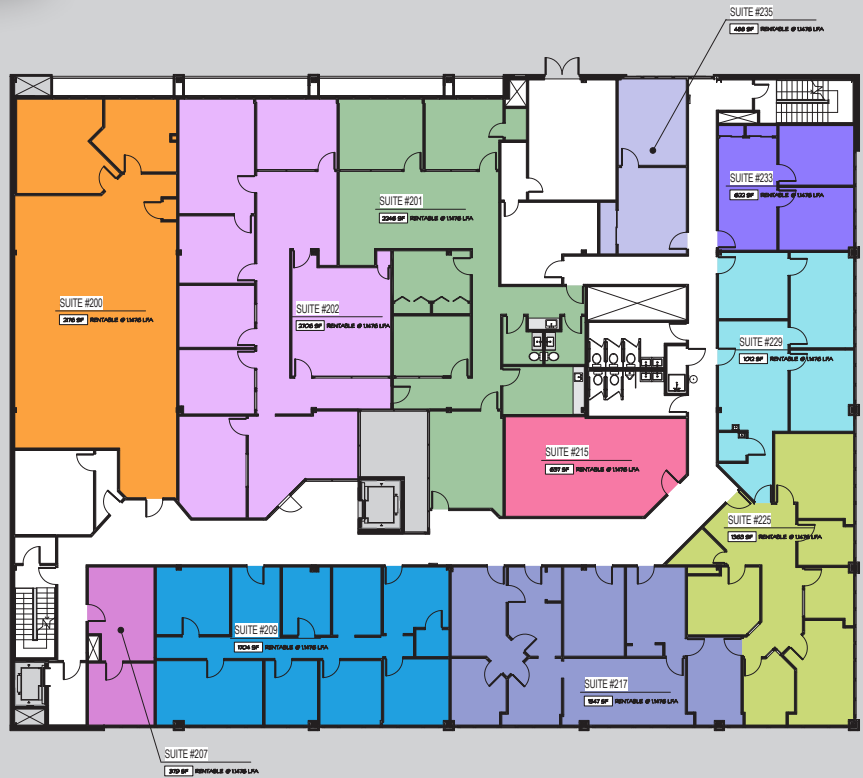


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Second Floor Office:

- 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

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Fort Collins

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

Loveland

350 E 7th St, Suite 2
Loveland, CO 80534
970-593-9900

Greeley

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

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