



3257

3257 W. 20TH STREET

GREELEY, CO 80634



**CUSHMAN &
WAKEFIELD**

3257 W. 20TH STREET GREELEY, CO 80634

PROPERTY HIGHLIGHTS

Well-located office property offering a rare combination of immediate occupancy, investment income, and long-term flexibility. Situated along the highly traveled W 20th Street corridor, this property benefits from outstanding visibility, convenient access, and proximity to some of Greeley's most established retail amenities.

The property features recently updated office space designed to support a wide range of professional and medical office users.

The property offers stable income with 6,684 currently occupied by the State of Colorado Division of Adult Parole on a new 10-year lease, providing a strong government tenancy component. Investors have the opportunity to increase cash flow through lease-up while owner-users can capitalize on significant occupancy flexibility and potential future expansion.

PROPERTY FEATURES

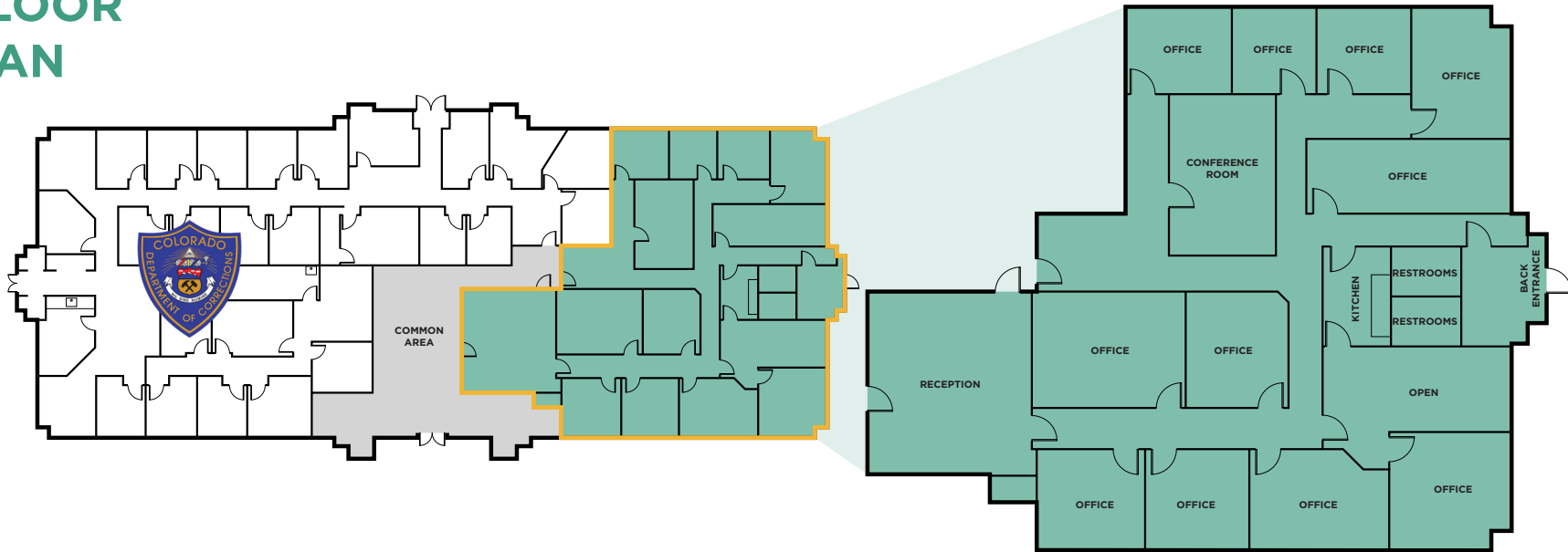
Building Size:	11,009 SF	Year Built:	1996
Available to Lease:	4,325 SF	Parking:	35 Spaces (3.18 : 1,000 SF)
Site Size:	0.94 Acres	Zoning:	C-H Commercial High Intensity

- **Sale Price:** \$1,800,000 (\$163/SF)
- **Lease Rate:** \$14.00/SF NNN
- **NNN:** \$9.60/SF



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FLOOR PLAN



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LOCATION OVERVIEW





FOR MORE INFORMATION, CONTACT:

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