

FOR SALE OR LEASE

4689

WEST 20TH STREET, 2ND FLOOR
GREELEY, CO 80634



PROFESSIONAL OFFICE CONDO | COLLEGE GREEN COMMONS

SALE PRICE: \$970,000 (\$189/SF)

LEASE RATE: \$11.00 - \$12.00/SF NNN | NNN: \$12.23/SF (INCLUDES UTILITIES)





// PROPERTY FEATURES

Condo Size	5,119 SF
Condo Highlights	17 Private Offices 2 Break Rooms Separate Reception Area
Parking	50 Spaces (non-exclusive)
Year Built	2006
Stories	2
Elevator Served	Yes
Zoning	C-H (Commercial High Intensity) 
Signage	Building

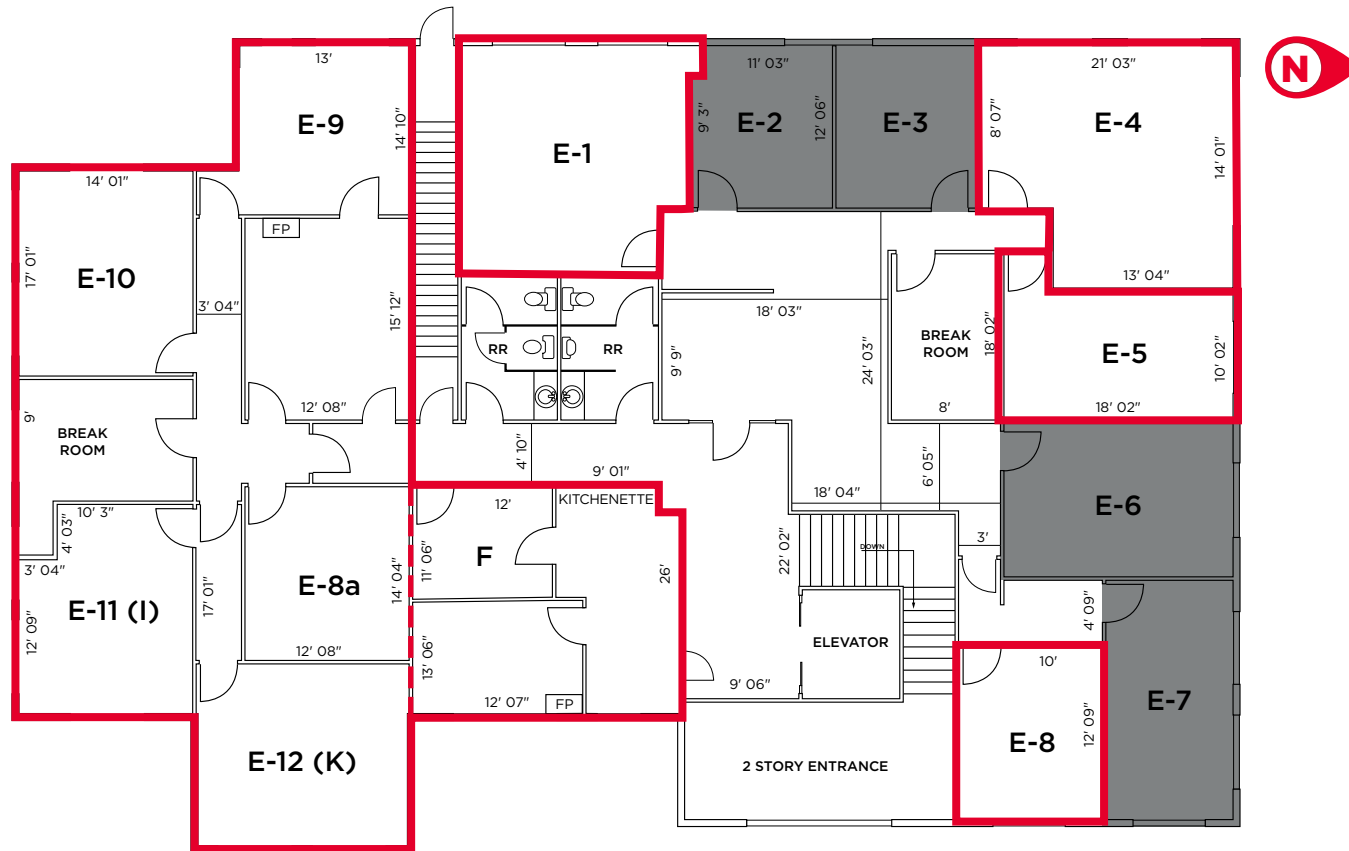
Professionally maintained commercial office condo located in one of West Greeley's most desirable business corridors. This efficient, well-designed space offers the perfect blend of visibility, accessibility, and comfort, making it an excellent fit for professional services, small firms, or growing businesses ready to elevate their presence.

Currently operated as executive suites, this office condo allows for an owner/user to occupy a portion of the space and lease the remaining offices to offset occupancy costs. The leases on the occupied offices are short-term, creating flexibility for an owner/user in need of all of the space to occupy the entire space by the end of 2026.

Enjoy the advantages of private ownership, ample parking, and convenient access to major arterials, dining, retail, and residential neighborhoods. With a functional layout suited for a variety of uses, this office condo provides a turnkey solution in a thriving commercial setting.

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// FLOOR PLAN



2ND FLOOR LAYOUT

LEASED	
UNIT	EXPIRATION
E-2	Month-to-Month
E-3	Month-to-Month
E-6	12/31/2026
E-7	Month-to-Month

AVAILABILITIES	
UNIT	SIZE (SF)
E-1	238
E-4	310
E-5	254
E-8	167
E-8A - F	190 - 2,200

// VISUAL HIGHLIGHTS





W 20TH ST 16,444 VPD

34 38,542 VPD

COMMUNITY PROFILE



117,846

2025 POPULATION



42,179

2025 HOUSEHOLDS (HH)



\$103,210

AVERAGE HH INCOME



33.4

MEDIAN AGE

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