



FOR LEASE

1,708 SF Flex/Office

2881 31st Avenue #9 | Greeley, CO 80631



1,653 SF Of Bonus Mezzanine Storage!

CONTACT:

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2881 31ST AVENUE #9

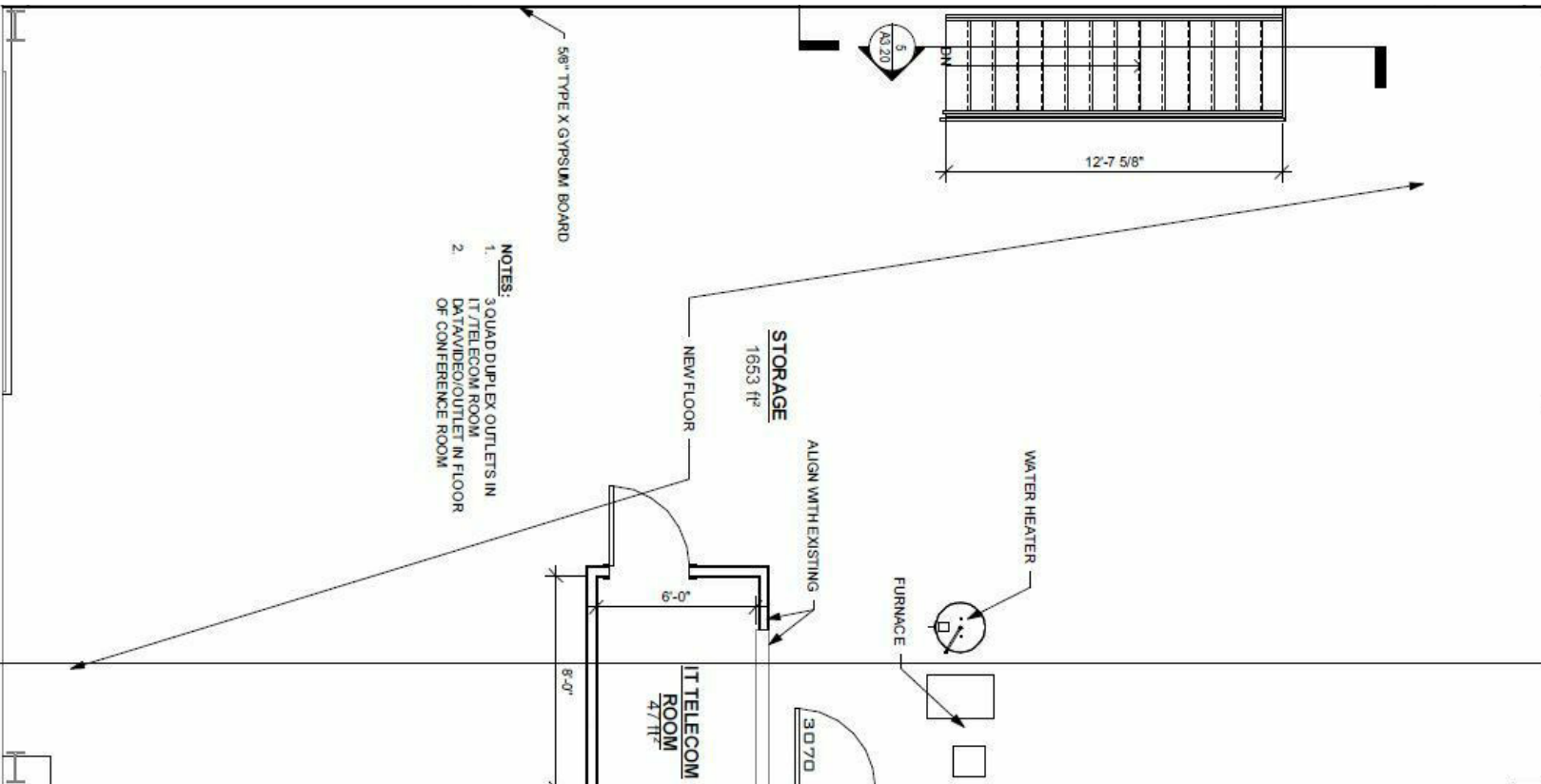
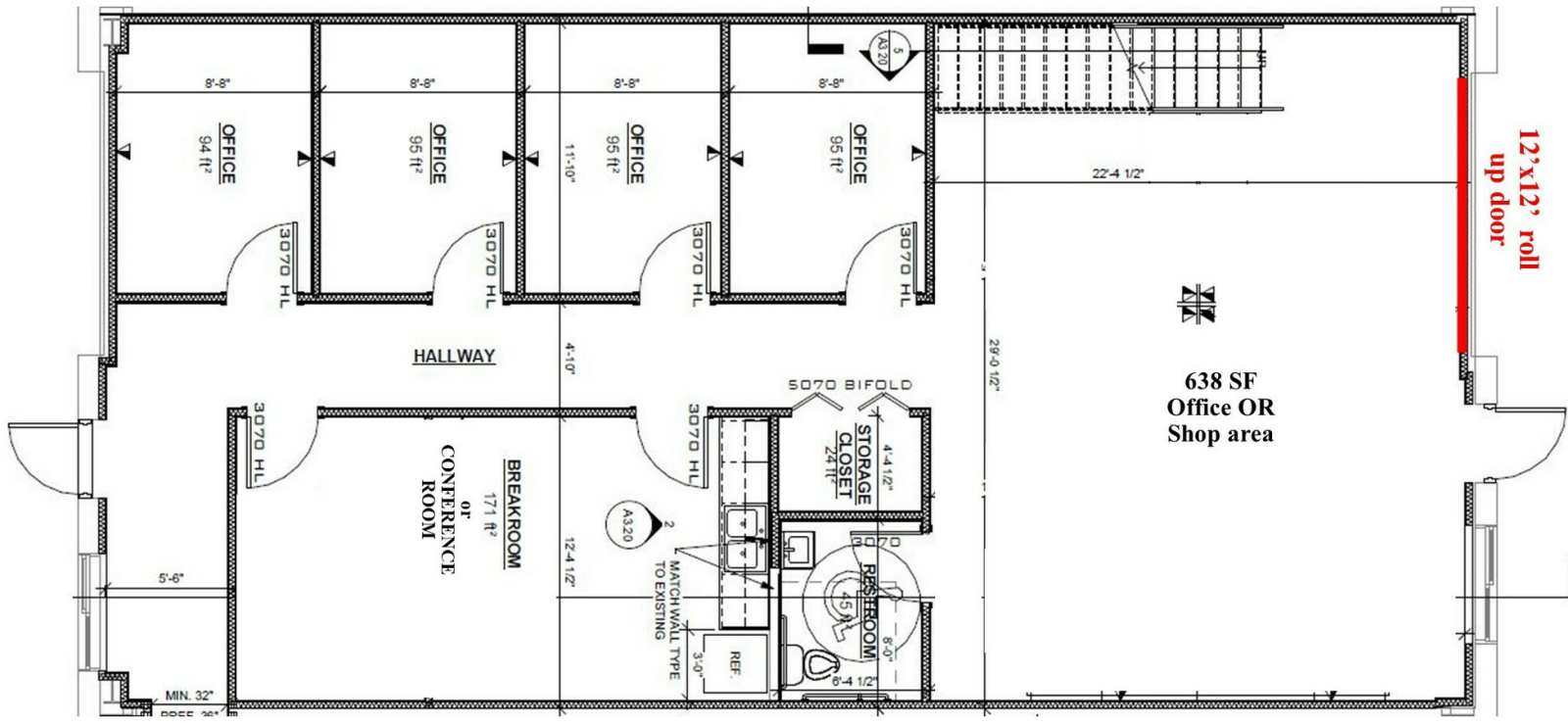
OFFERING SUMMARY

Suite #9	1,708 SF
Lease Rate:	\$17 SF/yr (MG)
Loading:	Drive-in*
Ceiling Height:	approx. 9.0 FT
Year Built:	1999
Renovated:	2017
Zoning:	Commercial High Intensity (C-H) Corridor zone

PROPERTY HIGHLIGHTS

- Located just 2 minutes from US Highway 34 & 35th Ave in Greeley, CO.
- Main level is 1,708 SF of office space (638 SF could be used for warehouse/storage)
- Main level finish has four private offices, a large open break room or conference room, one ADA restroom, and an open bullpen or storage area
- Rear loading door if desired (approximately 9' clear)
- Mezzanine level is 1,653 SF of bonus storage space.
- Lease for just \$2,420/mth plus utilities.
- Great for pure office or office/flex related uses!

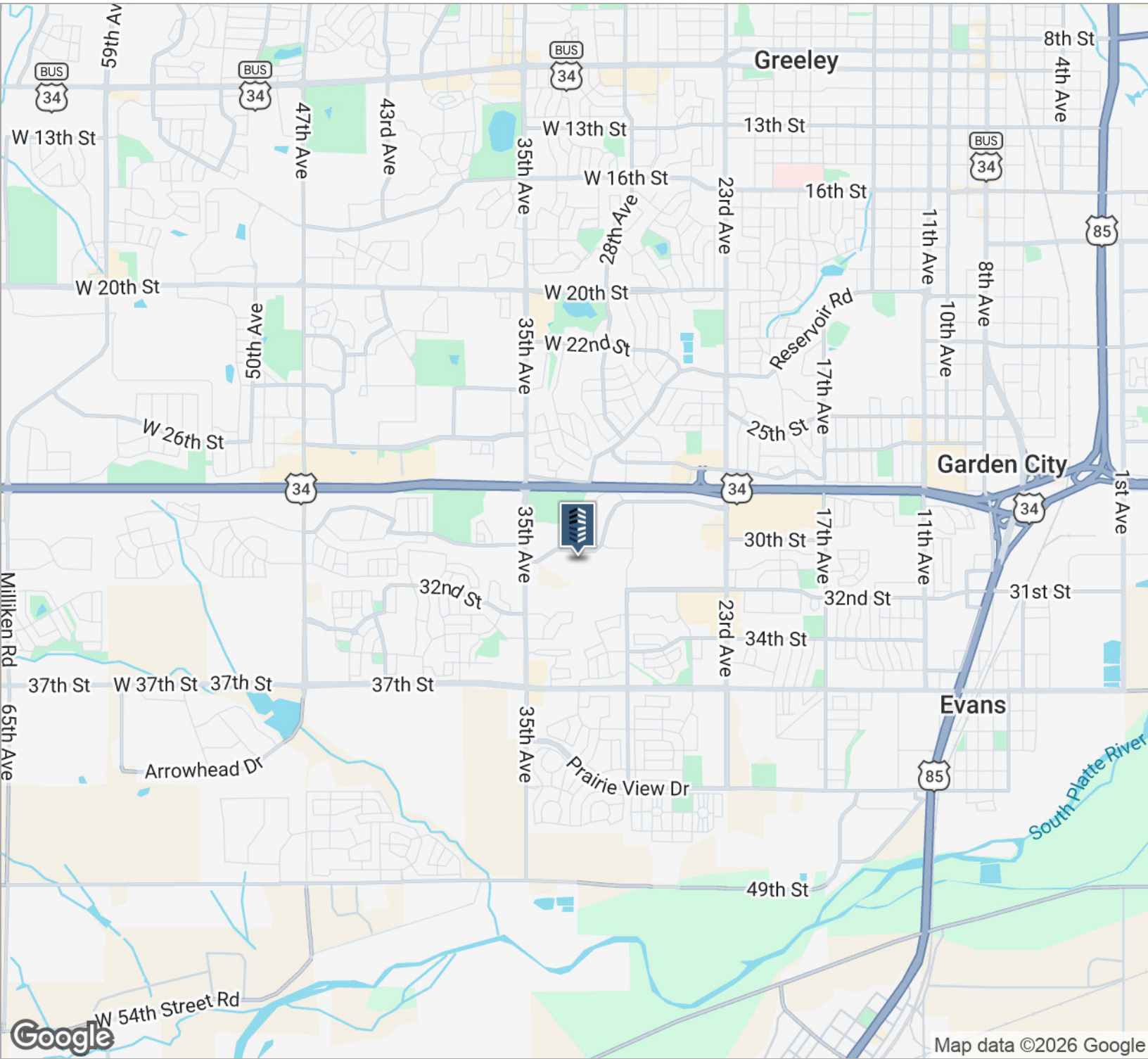
1,708 SF FLEX/OFFICE WITH 1,653 SF OF BONUS MEZZANINE STORAGE AREA



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