

TriPoint Business Center

Office, Warehouse, and Cafeteria

Leasing Information

- Office Units available
 - Multiple units ranging from 200 SF-40,996 SF
 - Executive Suites
 - Flexible terms available
 - Contiguous options
- 21,915 SF warehouse shared dock high doors and one drive-in door
- 13,315 SF cafeteria with 3 demising options
- Office rates starting at \$4.95 NNN
- Warehouse rates starting at \$2.95 NNN
- Expenses estimated at \$3.68 psf



3001 8th Avenue | Evans | Colorado | 80620

Colorado and Santa Fe RE

a Division of Real Capital Solutions

1450 Infinite Drive, Suite E2
Louisville, CO 80027
Office: (303) 466-2500
Fax: (303) 464-9724
www.coloradosantafe.com

Listing Brokers

Brandi Spencer, CCIM
303.466.2500 x 1611
bspencer@coloradosantafe.com

Aaron Chase
303.466.2500 x 1693
achase@coloradosantafe.com



Building Information

- **Floor Loads:** Designed per code - 50 lbs psf office; 125 lbs psf warehouse
- **Enterprise Zone:** State income tax credits available for qualifying businesses. See www.gwedap.org for more details
- **Parking:** 798 surface spaces; possibility of expansion on adjacent land
- **Technology:** Unlimited data capabilities with scalable bandwidth; OC-12 Data pipe

Property Features

This high profile office building is located just south of Greeley at Highway 34 and 8th Avenue. TriPointe has several office units available with accommodations for medical, chiropractic, or executive suites. There is also a cafeteria unit with most equipment left in place and several demising options. Located in a building with over 600 employees, there is more than enough demand to satisfy your business adventure.



TriPoint Business Center

Office, Warehouse, and Cafeteria

First Floor



Second Floor



Unit # Rate Unit Size

1. 170A	\$4.95 NNN	8,180 SF
2. 170	\$4.95 NNN	9,575 SF (Available Oct. 1)
3. 150	\$7.95 NNN	4,962 SF
4. 140	\$7.95 NNN	4,942 SF
5. 130	\$7.95 NNN	3,071 SF
6. 115	\$4.95 NNN	528 SF
7. 116	\$4.95 NNN	529 SF
8. 120	\$4.95 NNN	6,072 SF
9. 109	\$4.95 NNN	7,155 SF (Executive offices within Suite 109 ranging from 200-590 SF)

Unit # Rate Unit Size

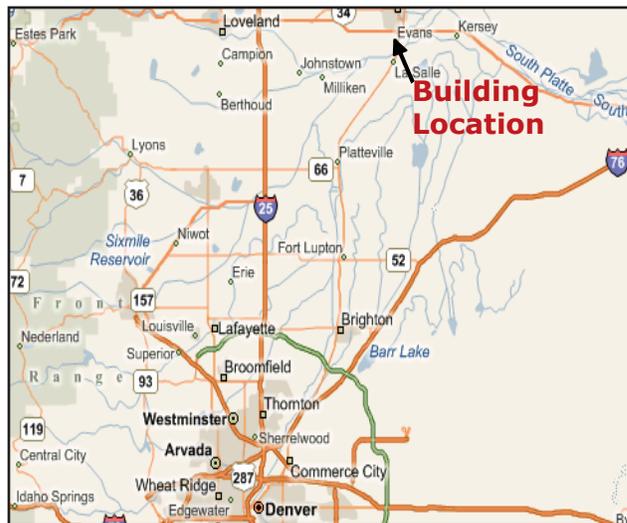
10. 280	\$2.95 NNN	21,915 SF (Warehouse)
11. 260	\$4.95 NNN	12,001 SF
12. 240	\$7.95 NNN	1,848 SF
13. 230	\$7.95 NNN	3,724 SF
14. 235	\$7.95 NNN	2,525 SF
15. 200	\$4.95 NNN	40,996 SF (Available Oct. 1)
16. 295	\$8.25 Gross	13,315 SF (Cafeteria - smaller demising options available for \$11.00 or \$13.00 Gross)

3001 8th Avenue

Evans

Colorado

80620



Property Information

City: Evans
County: Weld
Zoning: C-3
Building Size: 230,558 SF
Available: 141,338 SF
Lease Term: Negotiable
Power: 480/277 Volt, 2000 Amp

Listing Brokers

Brandi Spencer, CCIM
 303.466.2500 x 1611
 bspencer@coloradosantafe.com
Aaron Chase
 303.466.2500 x 1693
 achase@coloradosantafe.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its information and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.