

Historic Downtown Erie Office, Retail, Restaurant, Condominiums

FOR SALE / LEASE

105 Wells St

City: Erie

County: Weld

Building SF: 16,700 RSF

Space Available: 14,840 RSF

Min. Available: 1,294 RSF

Purchase Price: \$280 PSF

Lease Term/Type: 3 –5 years/ NNN Lease

Base Lease Rate: \$19 core and shell—\$23 with
\$50 allowance

Expenses/ Utilities: +/- \$5.95

TI Allowance: \$50 per Usable SF with the \$23
per RSF Lease Rate.

Available: Tenant Finish can start immediately.

Own or Rent in the heart of Historic Downtown Erie this new class A building can accommodate office, retail and restaurants.

Go to www.105wells.com for additional information.



IRWIN & HENDRICK—EAST

COMMERCIAL, LAND AND INVESTMENT REAL ESTATE

720 Austin Avenue, Suite 200, Erie, Colorado 80516

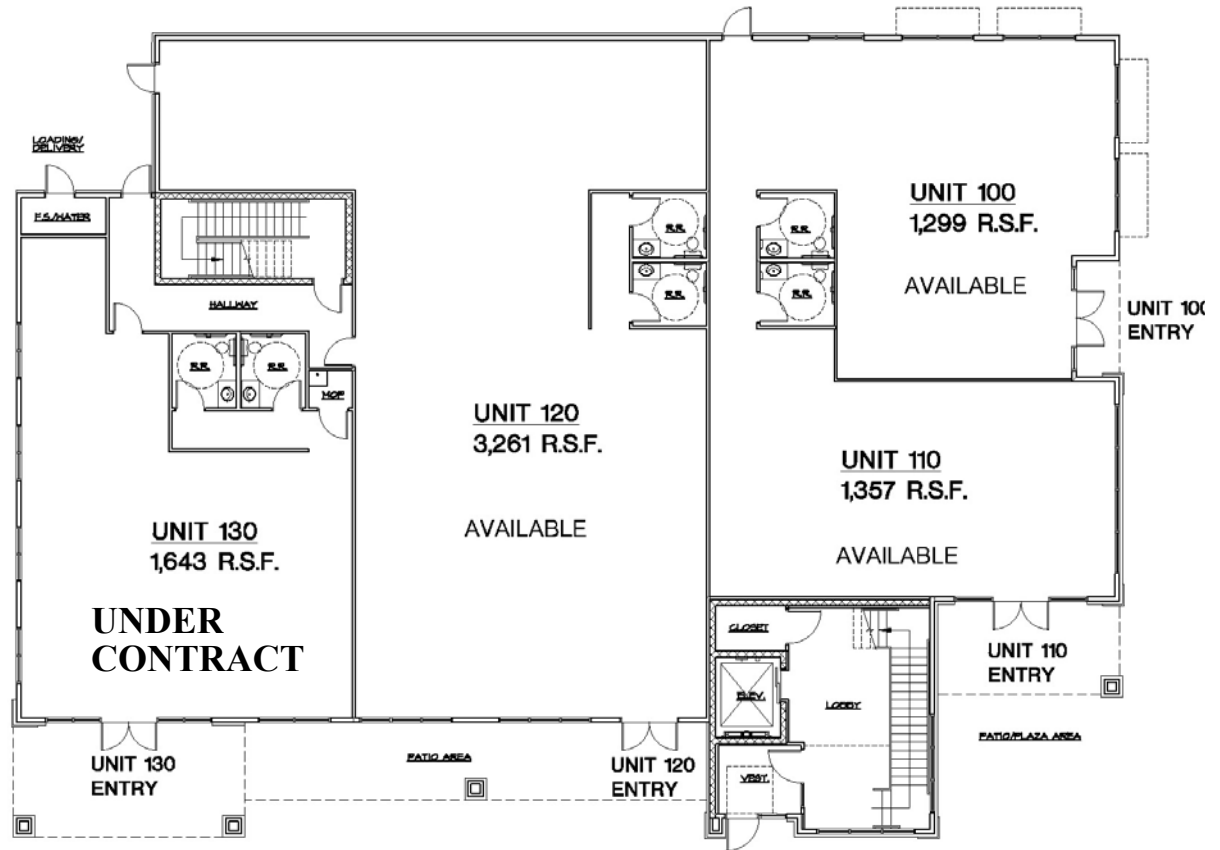
303-833-4454

www.irwin-companies.com

For Additional Information Contact:

Heath Irwin—303-833-4454 or heath@irwin-companies.com

1st Floor



2nd Floor

