

# Historic Downtown Erie Office, Retail, Restaurant, Condominiums

## FOR SALE / LEASE

### 105 Wells St

City: Erie

County: Weld

Building SF: 16,700 RSF

Space Available: 2,290 RSF

Min. Available: 996 RSF

Purchase Price:

2nd Floor- \$355 PSF

In "As-Is" condition

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

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

Expenses/ Utilities: +/- \$7.95

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](http://www.105wells.com)  
for additional infor-



## IRWIN & HENDRICK—EAST

COMMERCIAL, LAND AND INVESTMENT REAL ESTATE

720 Austin Avenue, Suite 200, Erie, Colorado 80516

303-833-4454

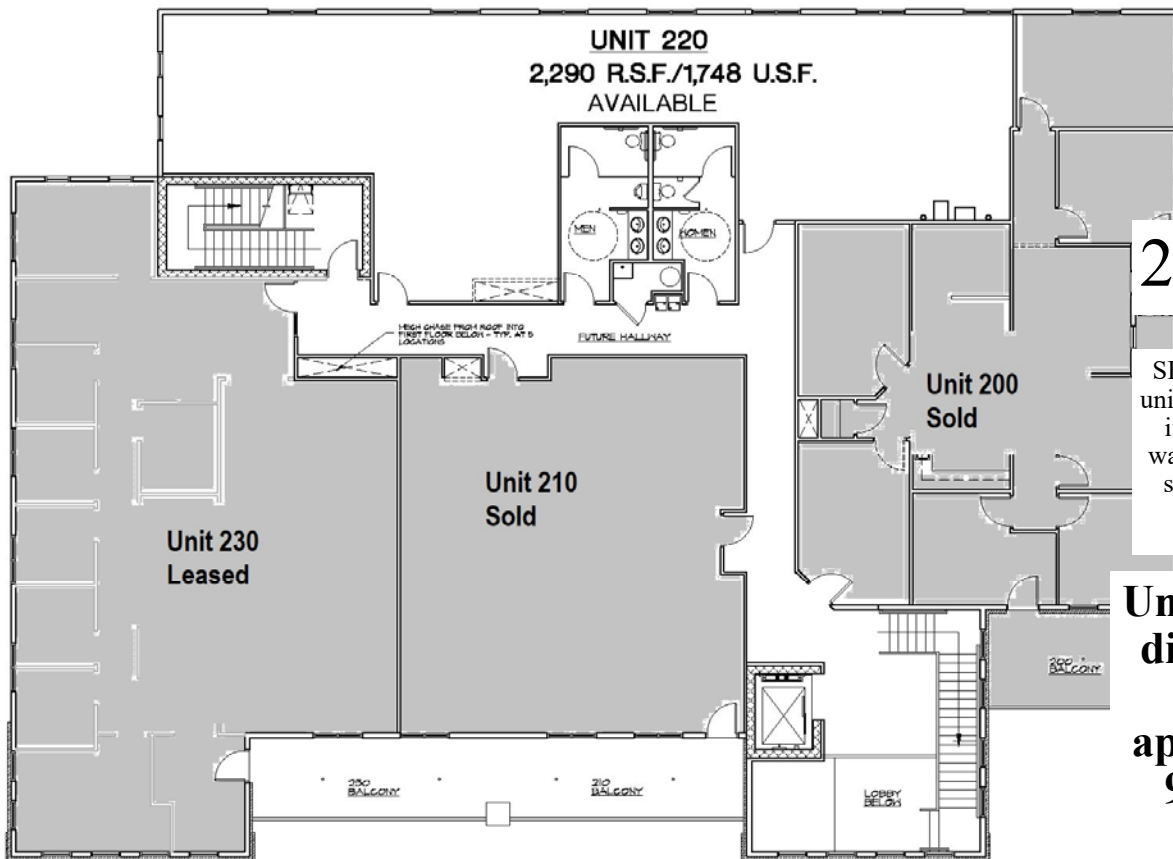
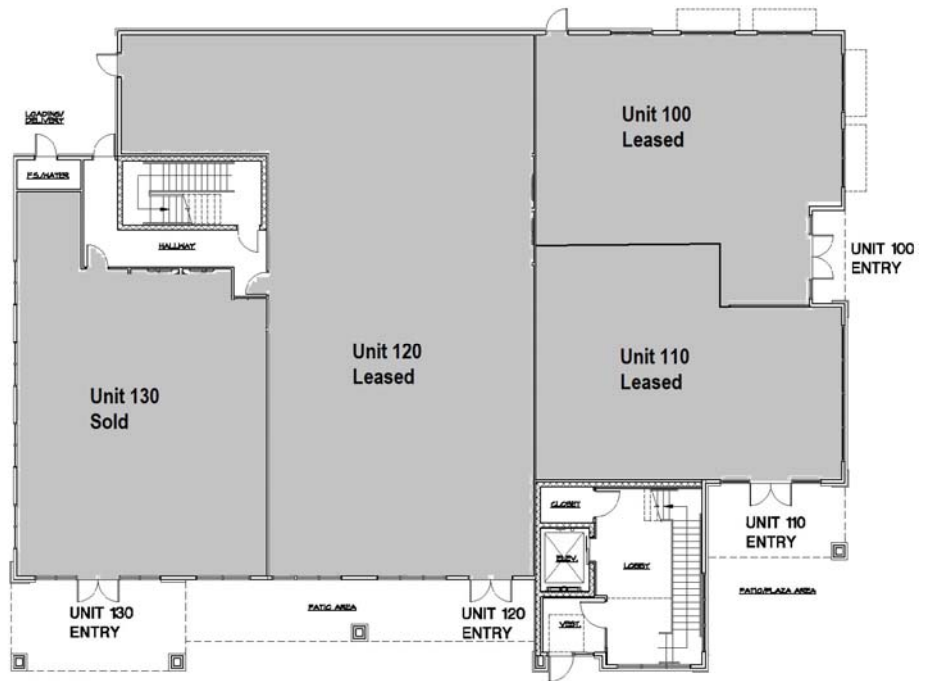
[www.irwin-companies.com](http://www.irwin-companies.com)

For Additional Information Contact:

Heath Irwin—303-833-4454 or [heath@irwin-companies.com](mailto:heath@irwin-companies.com)



# 1st Floor



# 2nd Floor

SF is approximate, and unit sizes can be adjusted if needed. Demising walls between available spaces have not been installed.

**Unit 220 can be divided into 2 suites of approximately 996 SF and 1,294 SF.**