



OFFICE SUITE AVAILABLE

10TH STREET CORRIDOR

PROPERTY TYPE: **OFFICE**
AVAILABLE: **4,970 SF (LOWER LEVEL)**
LEASE RATE: **\$9.00/SF NNN**
EST'D EXPENSES: **\$12.07/SF**
UTILITIES: **TENANT RESPONSIBILITY**

FEATURES:

- Single-tenant professional office suite on lower level available
- Elevator-served building; recently remodeled restrooms
- New flooring and paint to be installed prior to occupancy
- Suite is mostly open floor plan with large breakroom, large conference room, updated restrooms, large storage and IT room
- Ample parking
- Located on city bus route
- Near shopping and restaurant amenities

FEATURED PROPERTY

3690 W. 10TH STREET • GREELEY, CO 80634



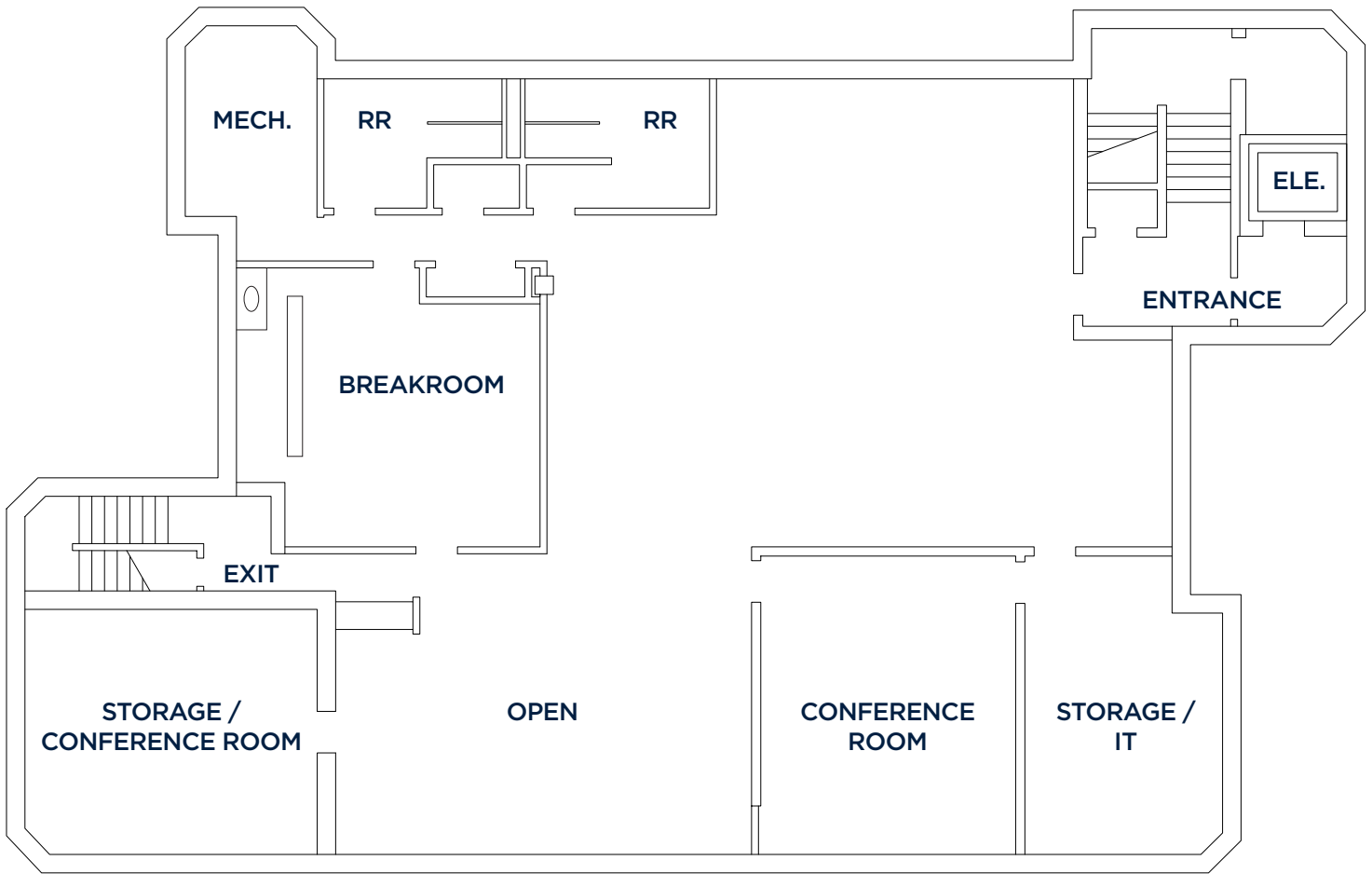
VIEW MORE REALTEC LISTINGS AT WWW.REALTEC.COM

NICK BERRYMAN Broker/Partner
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nberryman@realtecgreeley.com

REED SEDINGER Broker
970.346.9900
rsedinger@realtecgreeley.com

FLOOR PLAN & DEMOGRAPHICS

3690 W. 10TH STREET • GREELEY, CO 80634



DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2024	2029	2024	2029	2024	2029
Population	15,713	16,088	97,314	102,014	143,452	151,174
Households	5,782	5,956	35,694	37,902	51,014	54,404
Median HH Income	\$67,589	\$81,129	\$67,168	\$80,116	\$72,598	\$85,010
Average HH Income	\$87,762	\$102,333	\$91,549	\$107,140	\$96,263	\$113,311
Median Age	37.4	38.7	33.3	34.6	32.9	34.1

SITE LOCATION & DEMOGRAPHICS

3690 W. 10TH STREET • GREELEY, CO 80634

19.1

MILES
TO LOVELAND

30.6

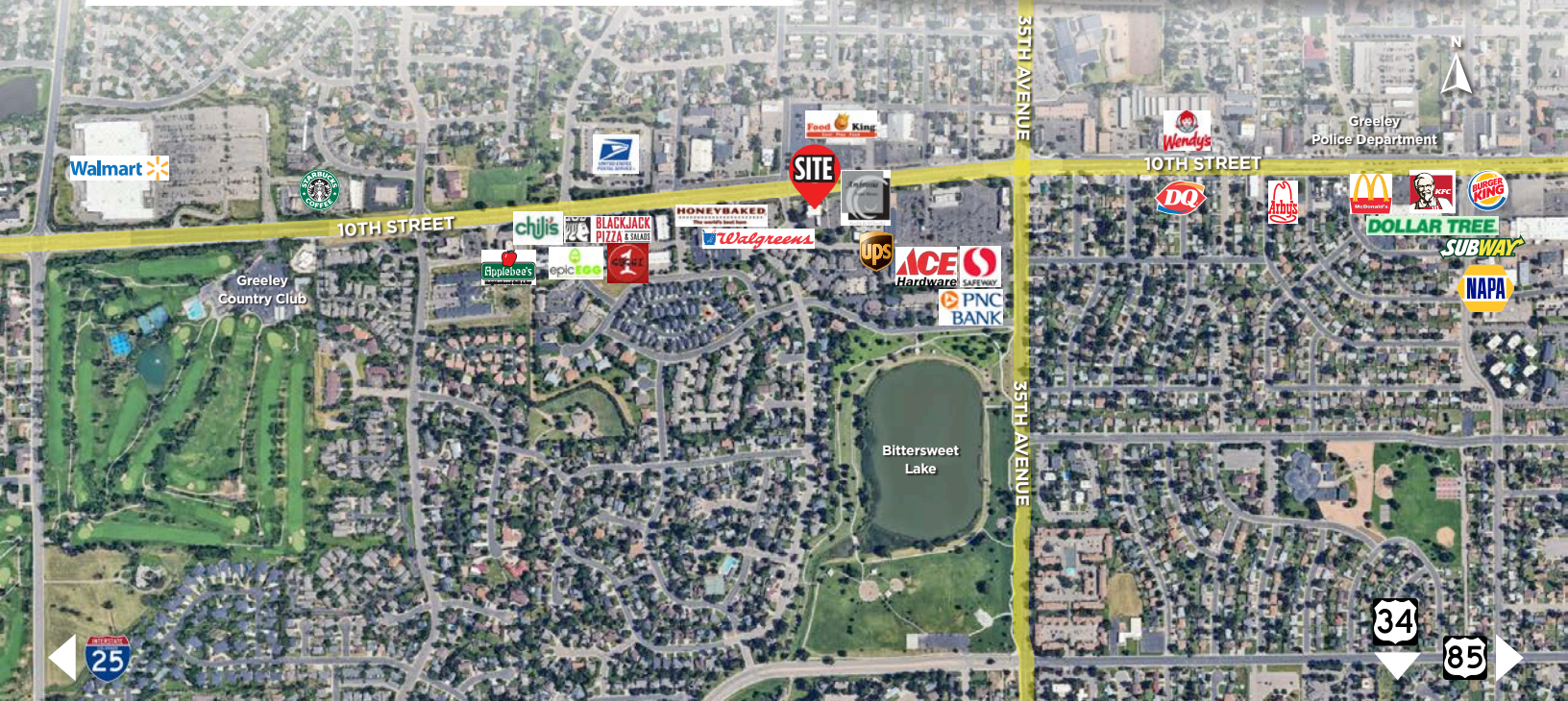
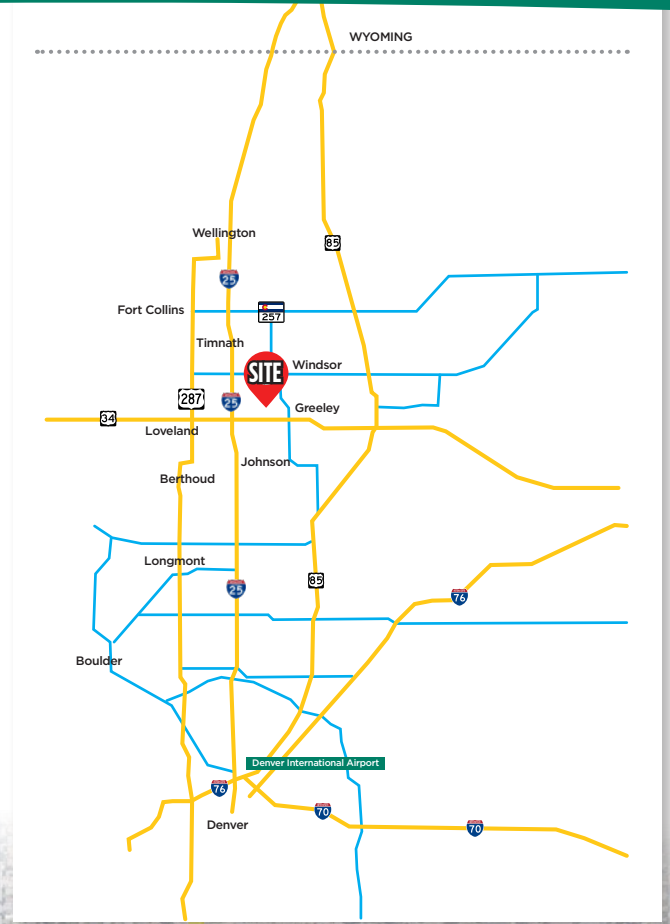
MILES
TO FORT COLLINS

51.9

MILES
TO CHEYENNE

56.0

MILES
TO DENVER
INTERNATIONAL
AIRPORT



Fort Collins

712 Whaler's Way, Bld. B, Suite 300
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Loveland

200 E. 7th Street, Suite 418
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Greeley

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