

FOR LEASE

2400 W 29th Street
Greeley, CO

FLEX SPACE FOR LEASE

PROPERTY TYPE

FLEX

AVAILABLE

4,630 - 36,290 SF

RATE

**\$10.00/SF NNN
(\$2.50/SF NNN'S)**

ACROSS FROM GREELEY MALL



FEATURES:

- Flex space with office and 12' OHD
- Ample parking
- Convenient access to US 34
- 15' ceiling height
- Fire sprinkler system

REALTEC
COMMERCIAL REAL ESTATE SERVICES

Mark Bradley, CCIM, SIOR
970.227.2511
mbradley@realtecgreeley.com

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AERIAL AND LOCATION MAP



DEMOGRAPHICS 2022

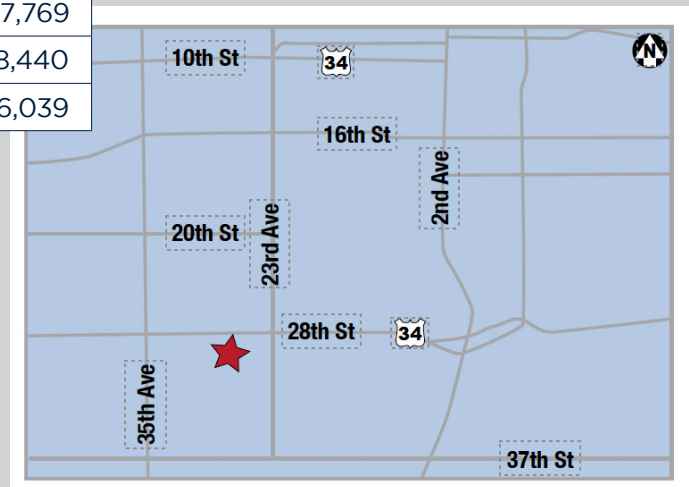
| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|----------|----------|----------|
| 2022 Population | 16,194 | 103,368 | 137,769 |
| # Households | 5,910 | 36,682 | 48,440 |
| Ave. Household Income | \$73,991 | \$78,880 | \$86,039 |

SOURCE: ESRI (2022)

TRAFFIC COUNTS: 2022

- 29th St.: 8,600 VPD
- 29th St. & 23rd Ave:
28,523 VPD
- Hwy 34 Bypass: 42,000 VPD

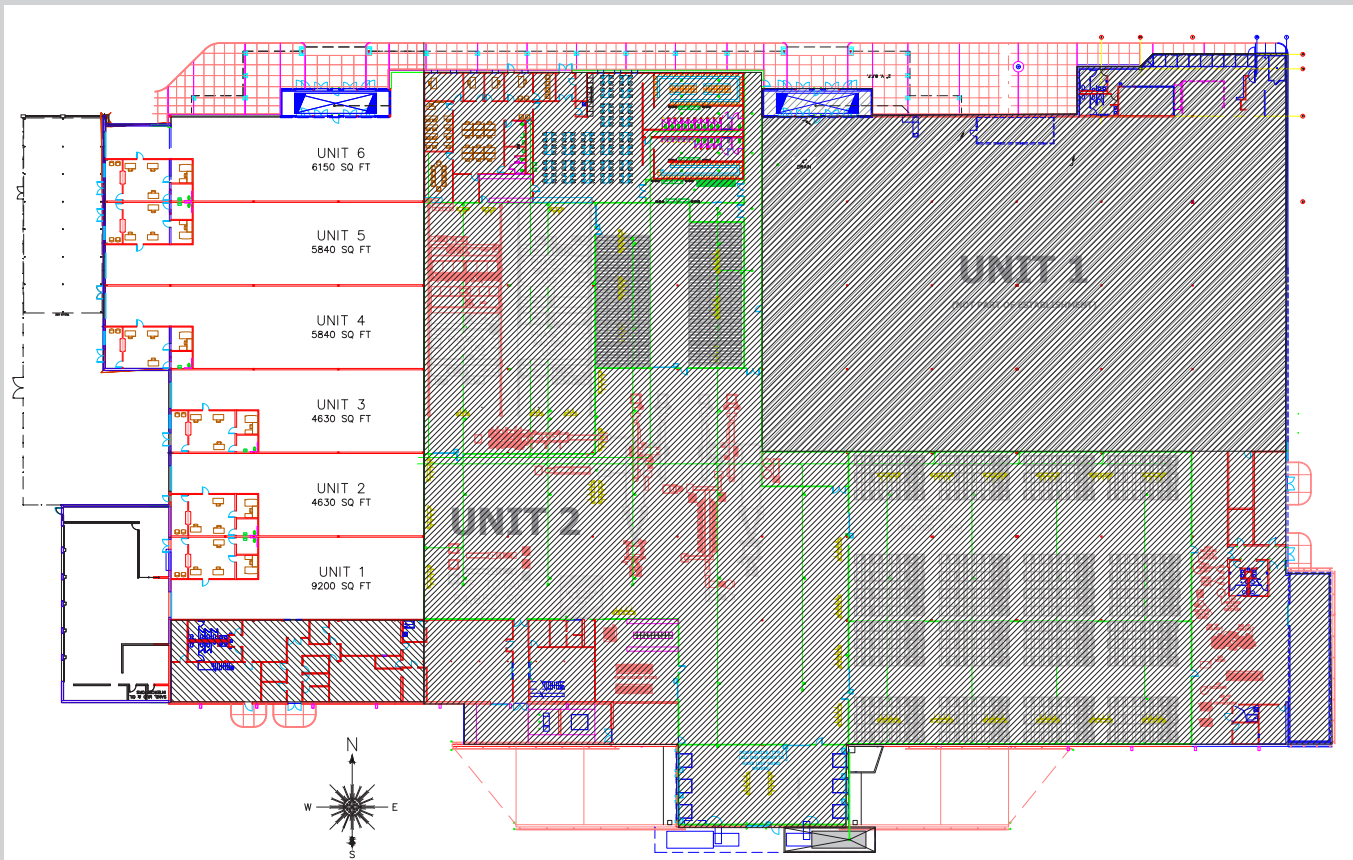
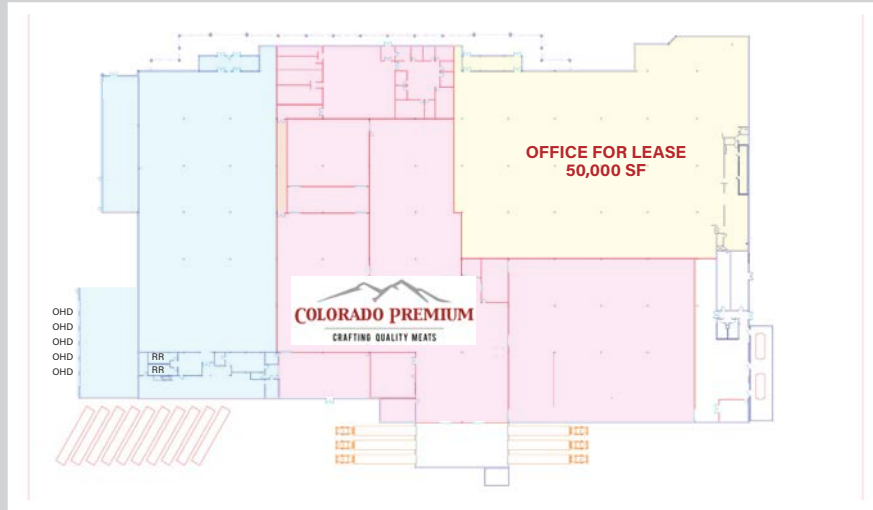
SOURCE: ESRI (2022)



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FLOOR PLANS



Fort Collins

712 Whalers Way, Bldg. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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