

FULL-KITCHEN RESTAURANT AND REMODELED OFFICE SUITES AVAILABLE



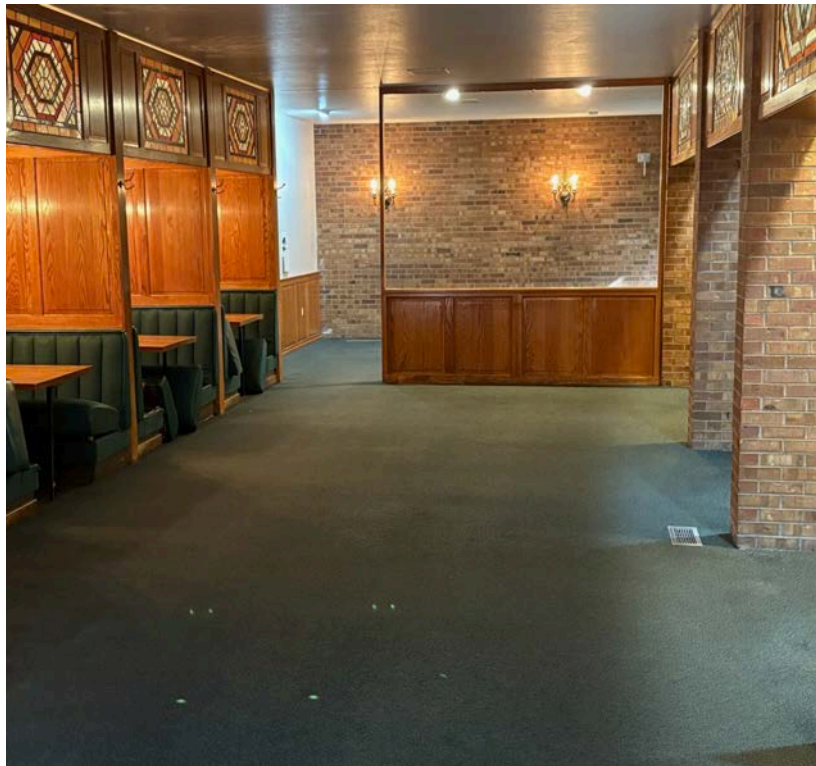
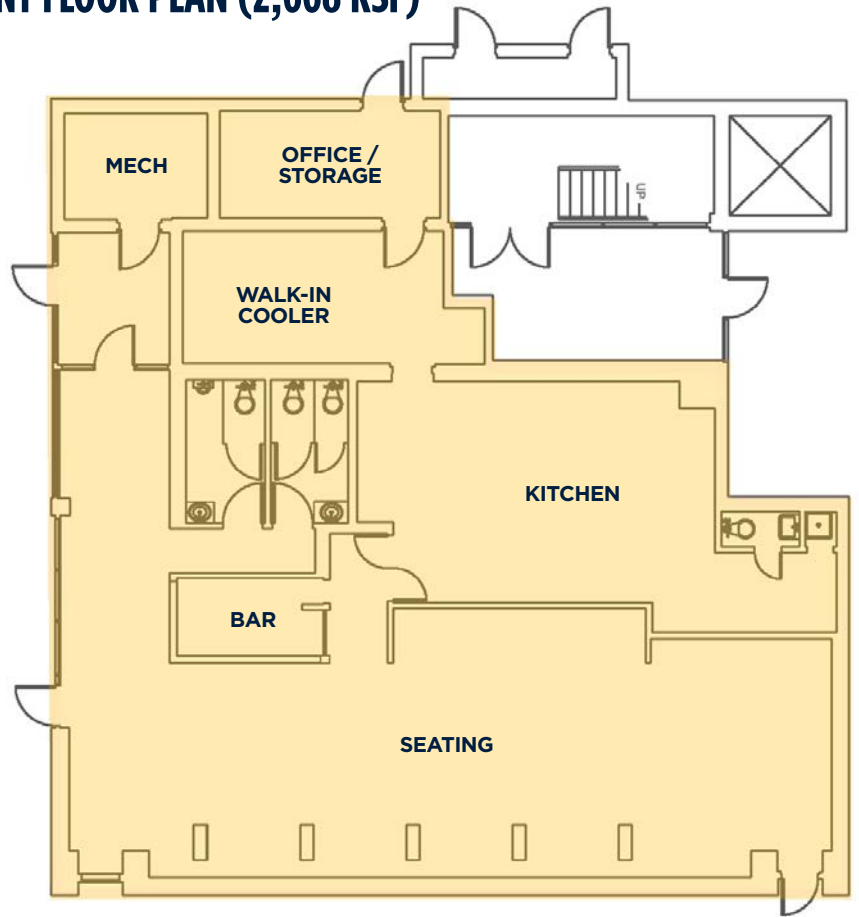
RESTAURANT SUITE: 2,668 SF

- Full kitchen with some equipment furnished
- Small bar counter
- Indoor and patio seating
- \$32/SF Gross lease rate (includes utilities)
- 5 yr term requirement
- Up to \$20/SF TI Allowance for qualified tenant

OFFICE SUITE: 7,781 SF

- Recently remodeled interior finishes
- Open layout design
- Space is divisible upon qualified interest
- 2nd floor space elevator served
- \$25/SF Gross lease rate (includes utilities)
- TI Allowance negotiable

RESTAURANT FLOOR PLAN (2,668 RSF)

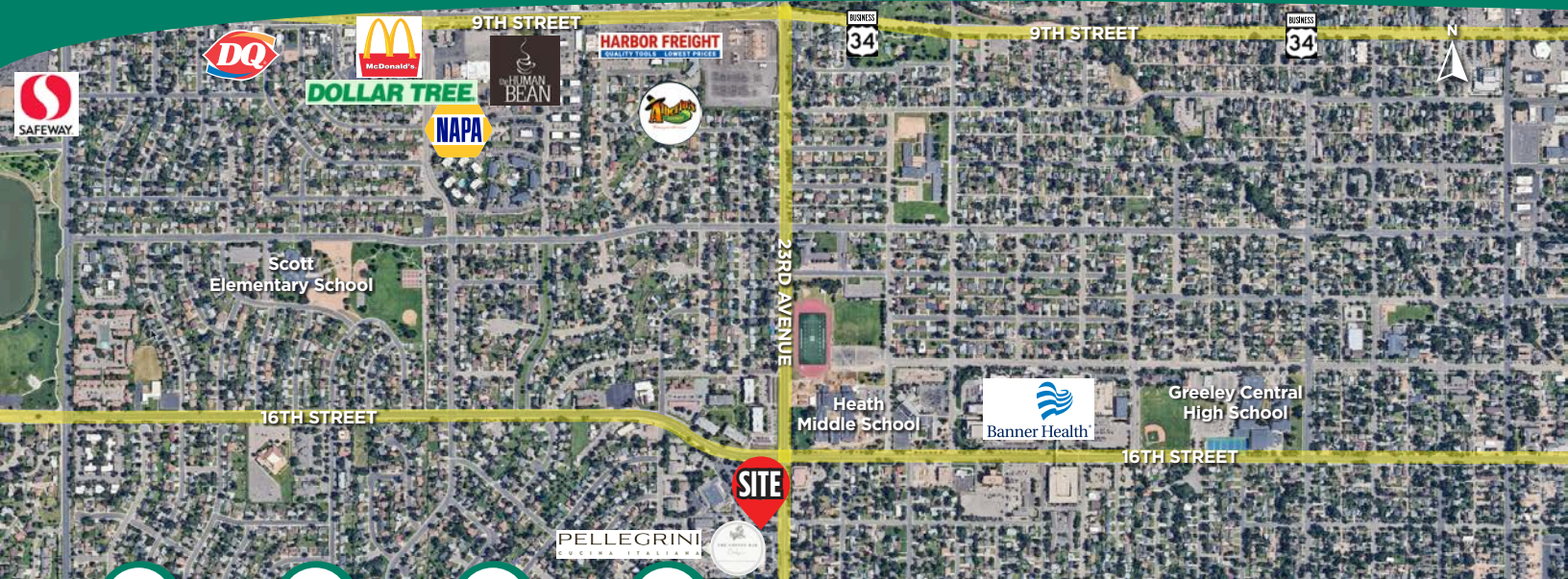


OFFICE FLOOR PLAN (7,781 RSF)

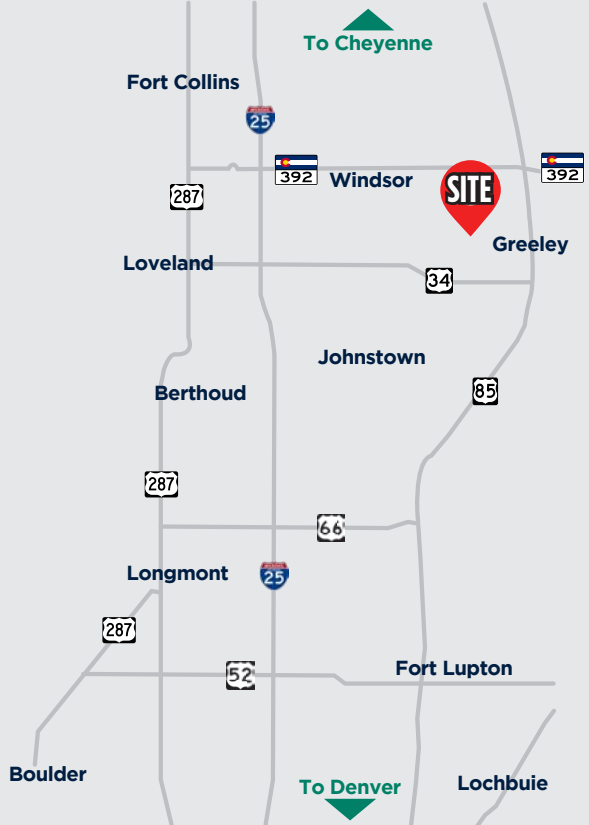


SITE LOCATION & DEMOGRAPHICS

1701 23RD AVENUE • GREELEY, CO 80634



33.3	21.4	53.7	53.4
MILES TO FORT COLLINS	MILES TO LOVELAND	MILES TO CHEYENNE	MILES TO DENVER INTERNATIONAL AIRPORT



FRONT RANGE CORRIDOR BY THE NUMBERS

	1 MILE	3 MILE	5 MILE
POPULATION	17,165	113,388	140,846
HOUSEHOLDS	6,498	40,218	50,237
MEDIAN AGE	34.0	32.1	33.1
MEDIAN HH INCOME	\$80,030	\$77,447	\$83,695

Fort Collins

712 Whaler's Way, Bld. 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

