

FOR LEASE OR SALE

# BITTERSWEET PLAZA

1140 38th Avenue

Greeley, Colorado 80634



**5,148 RSF Available**

**Lease Rate: \$15.75/RSF NNN | NNN: \$9.60/RSF**

**Sale Price: \$1,080,000 (\$210/RSF)**



# PROPERTY FEATURES



**5,148 RSF**  
Building Size



**0.14 Acres**  
Site Size



**1,672 RSF\***  
Finished Basement

The Bittersweet Plaza Office Park offers a unique opportunity for professional office users in the central Greeley market. The building presents a very professional appearance both inside and out. Beautiful views, close proximity to Bittersweet Lake and Bittersweet Park, and various restaurant and retail amenities along the 10th Street corridor surround this location.

*\*Not included in building Size*

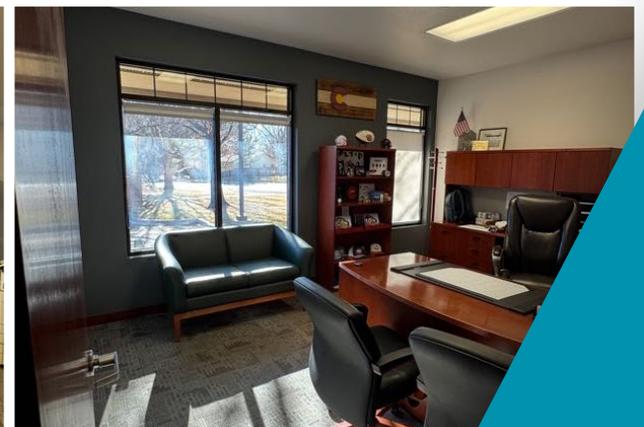
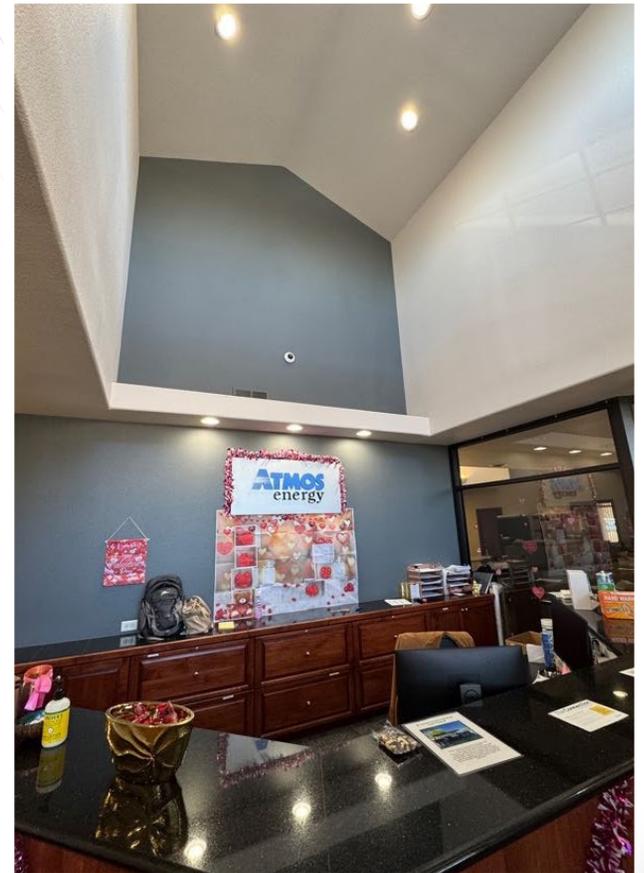
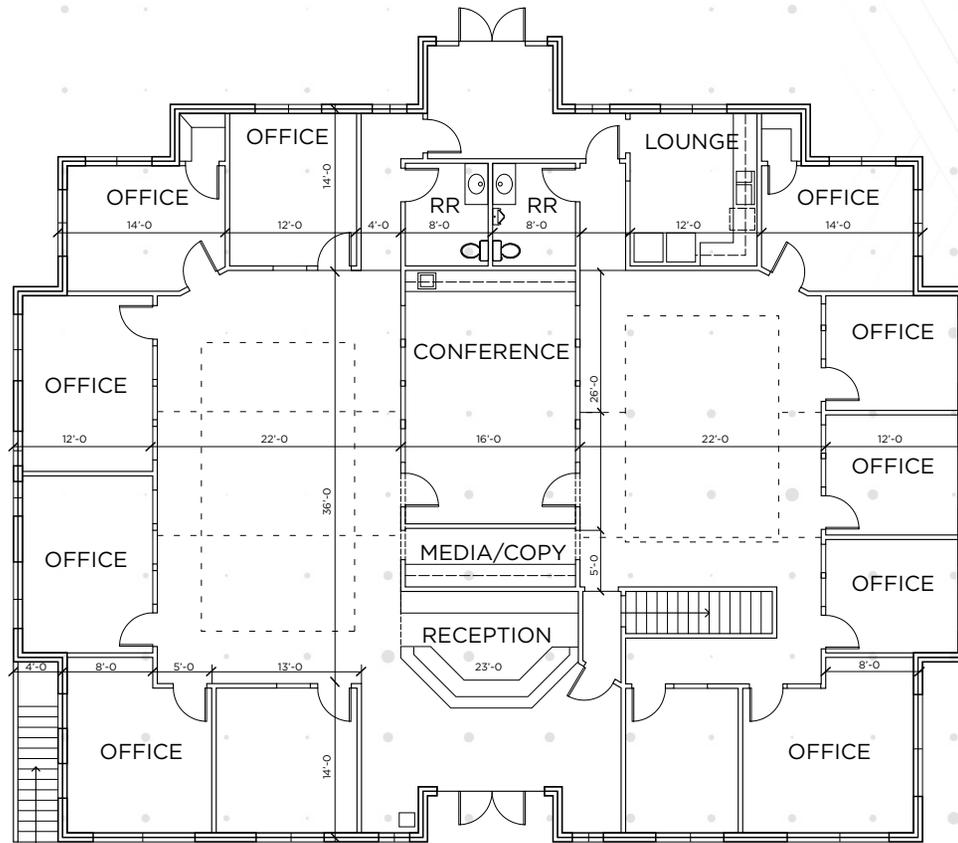
## PROPERTY HIGHLIGHTS

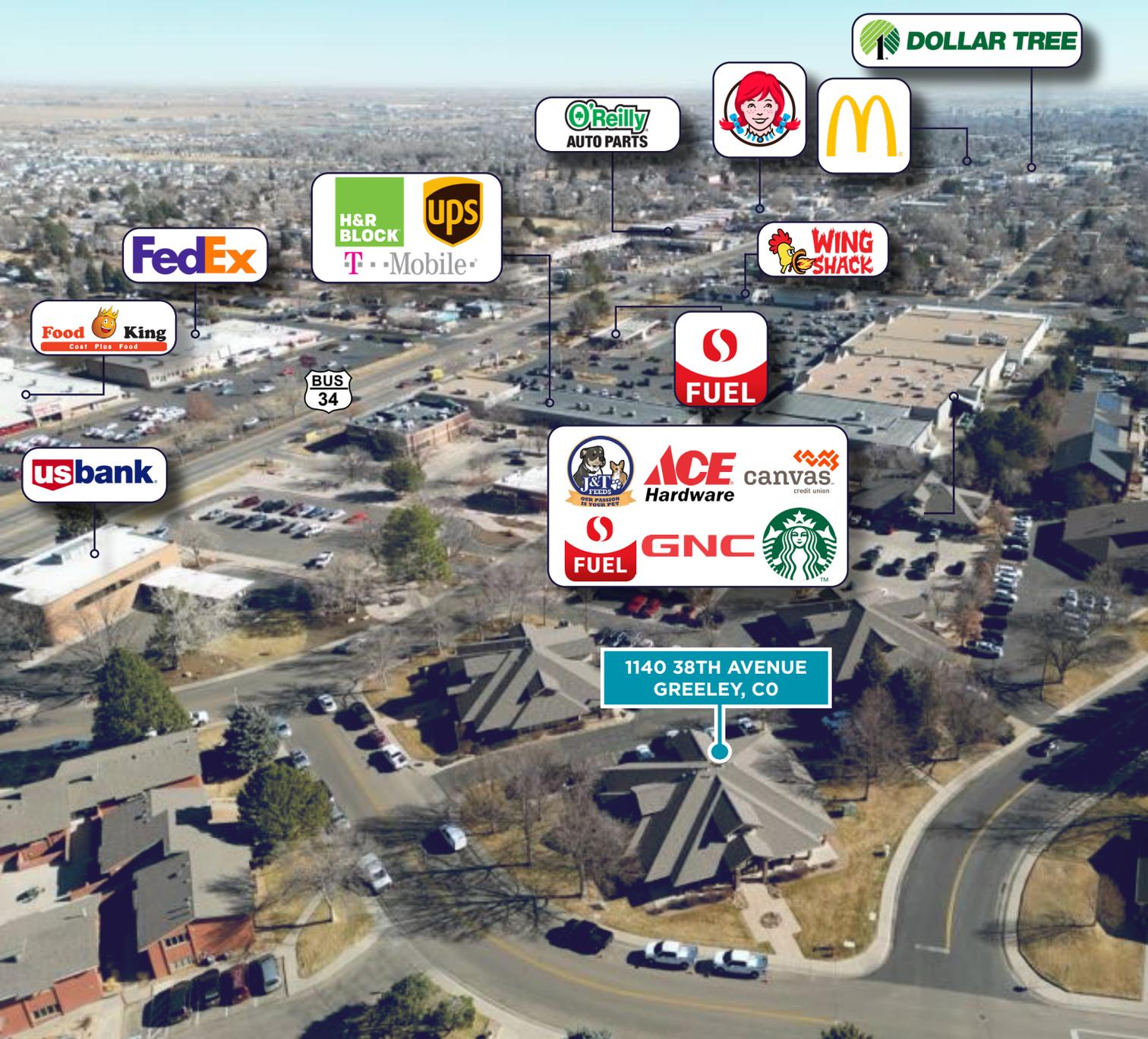
The current open floor plan allows for a variety of configurations of workstations, conference space and private offices. The finished basement meeting/storage area is a great amenity.

- Excellent location and close to primary employers and numerous amenities
- Easy access to Business US Highway 34
- Well-maintained and mature office park
- Clean building with updated office space
- Large windows and ample amounts of natural light
- Finished basement meeting/storage space



# FLOOR PLAN





**For more information,  
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