



FLEX OFFICE/RETAIL SPACE

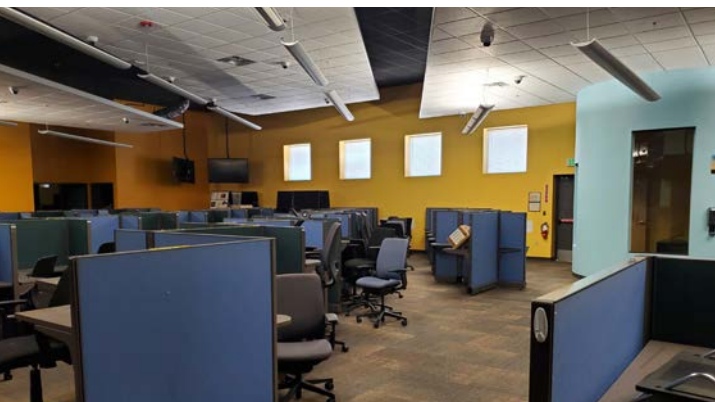
PROPERTY TYPE: **OFFICE/RETAIL**

PRICE: **\$10.75/SF NNN**
(\$2.50/SF NNN)

AVAILABLE: **50,068 SF**

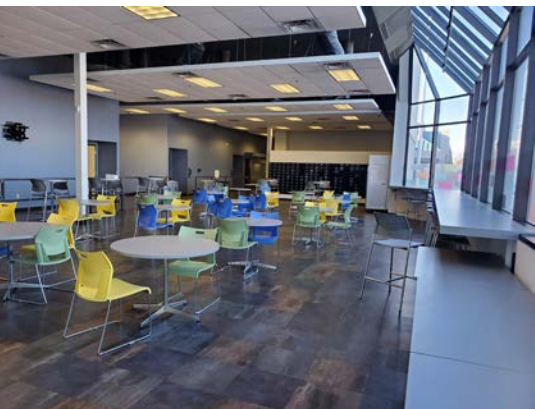
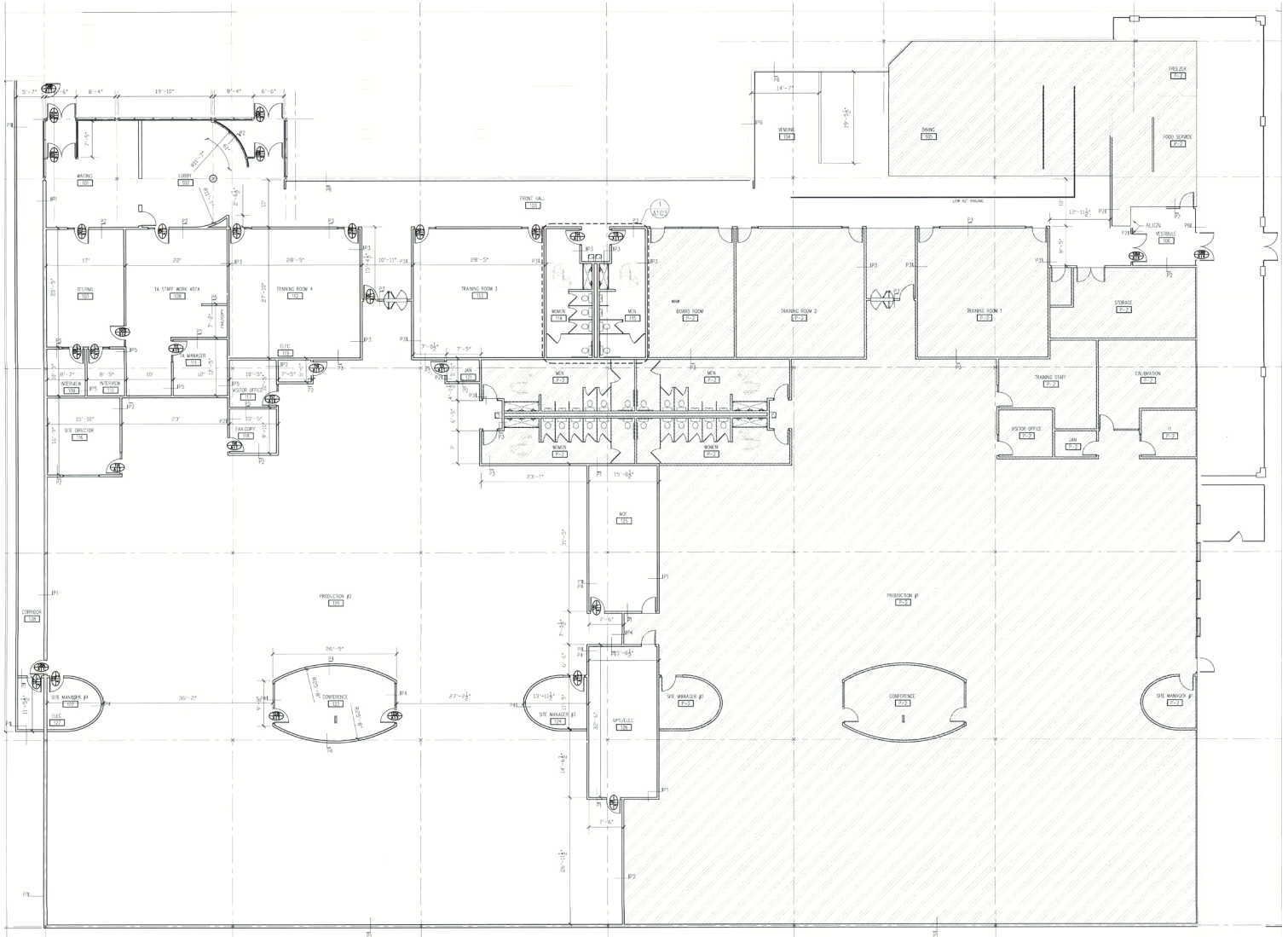
FEATURES:

- Nicely finished open office concept
- Former in-bound Call Center
- Large parking lot to accommodate any parking needs
- Pad for back-up generator
- Fiber served
- 15' clear height



FLOOR PLAN

2400 WEST 29TH STREET • GREELEY, CO 80631



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LOCATION

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TRAFFIC COUNTS: 2022

29TH ST.	7,125 VPD
29TH ST. & 35TH AVE.	23,970 VPD
HWY 34 BYPASS	38,185 VPD

DEMOGRAPHICS: 2022

	POPULATION	HH INCOME
1 MILE	16,194	\$56,427
3 MILE	103,368	\$57,895
5 MILE	137,769	\$63,825

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

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