



## FLEX OFFICE/RETAIL SPACE

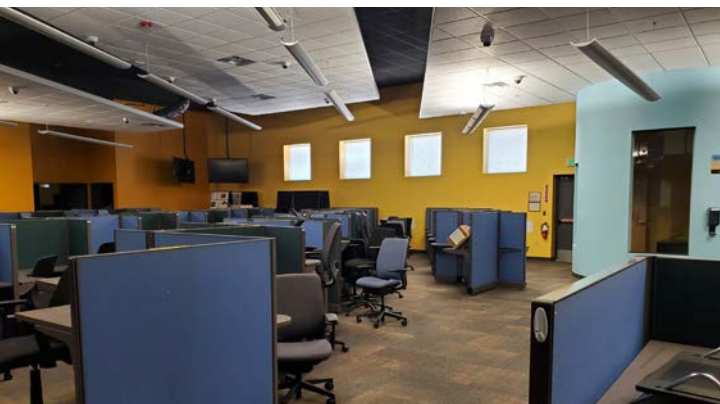
PROPERTY TYPE: **OFFICE/RETAIL**

PRICE: **\$10.75/SF NNN**  
**(\$3.50/SF NNN)**

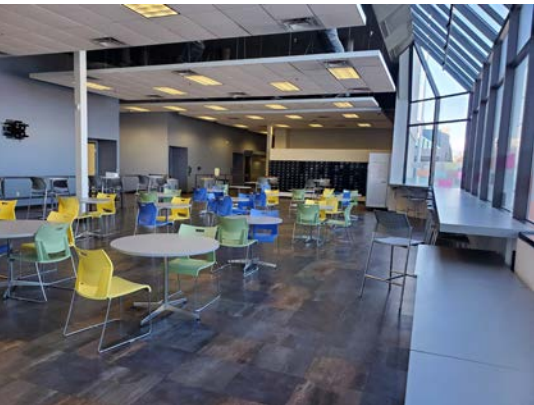
AVAILABLE: **12,000 - 50,068 SF**

### 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
- 18' clear height
- Multiple training breakout rooms
- Partial commercial kitchen
- Can be demised



2400 WEST 29TH STREET • GREELEY, CO 80631



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# LOCATION

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## TRAFFIC COUNTS: 2024

29TH AVENUE	8,600 VPD
23RD AVENUE	28,000 VPD
HWY 34 BYPASS	42,000 VPD

## DEMOGRAPHICS: 2024

	POPULATION	HH INCOME
1 MILE	15,650	\$61,504
3 MILE	100,944	\$62,987
5 MILE	139,404	\$70,330

### 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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