



PROPERTY DETAILS

Building GLA: 8,120 SF

Available For Lease:

Suite 100: 1,538 RSF
Suite 201: 1,380 RSF
Garage/Storage: 777 RSF
TOTAL AVAILABLE: 3,695 RSF

Lease Rate: \$12.50/SF NNN

NNN Lease Structure:

Expenses est. \$7.10/RSF

Also Available:

Adjacent 1 acre lot \$300,000
Zoned (R-H)
High Density Residential
3/4" water tap attached
All utilities to site or adjacent

Rico Devlin

Sr. Partner/Sr. Broker
970-413-1182
rico@lcrealestategroup.com

Nathan Klein

Sr. Partner/Commercial Brokerage Mgr
970-222-2473
nathan@lcrealestategroup.com

WOODBRIAR PLACE OFFICE SUITES

LEASE RATE: \$12.50/RSF NNN (EST. \$7.10/RSF)
SALE PRICE: \$1,100,000 (\$135/SF)

- Well appointed medical/office space in central Greeley, recently updated
- Centrally located just off of 16th Street and 29th Avenue Pl. near Bittersweet Park, Banner North Colorado Medical Center & UNC
- Office suites available both on main and elevator-served second floor - ability to lease separately or in combination
- Ideal location for medical or health related business, but functional for general office uses such as insurance, attorney, accounting, counseling, chiropractor, etc.
- Mature landscape & brick façade create nice professional appearance
- Unique design open reception/atrium with skylights & lots of natural light
- Nearby amenities include many restaurants/retailers and grocery centers
- Garage/Storage area can be combined/included with office suites
- Annual In-Place income \$53,750



DEMOGRAPHICS (Source: STDB Online 2023, radius)

	1 Mile	3 Mile	5 Mile
2023 Population	15,331	109,934	141,412
Avg. HH Income	\$81,159	\$83,430	\$88,686
Households	5,796	39,446	50,097
Businesses	726	3,415	4,203
Employees	10,083	46,453	54,578



TRAFFIC COUNTS (Source: STDBOnline)

35th Ave. west of Property	22,500 VPD
W. 16th St. near Property	14,300 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 4/24/2024



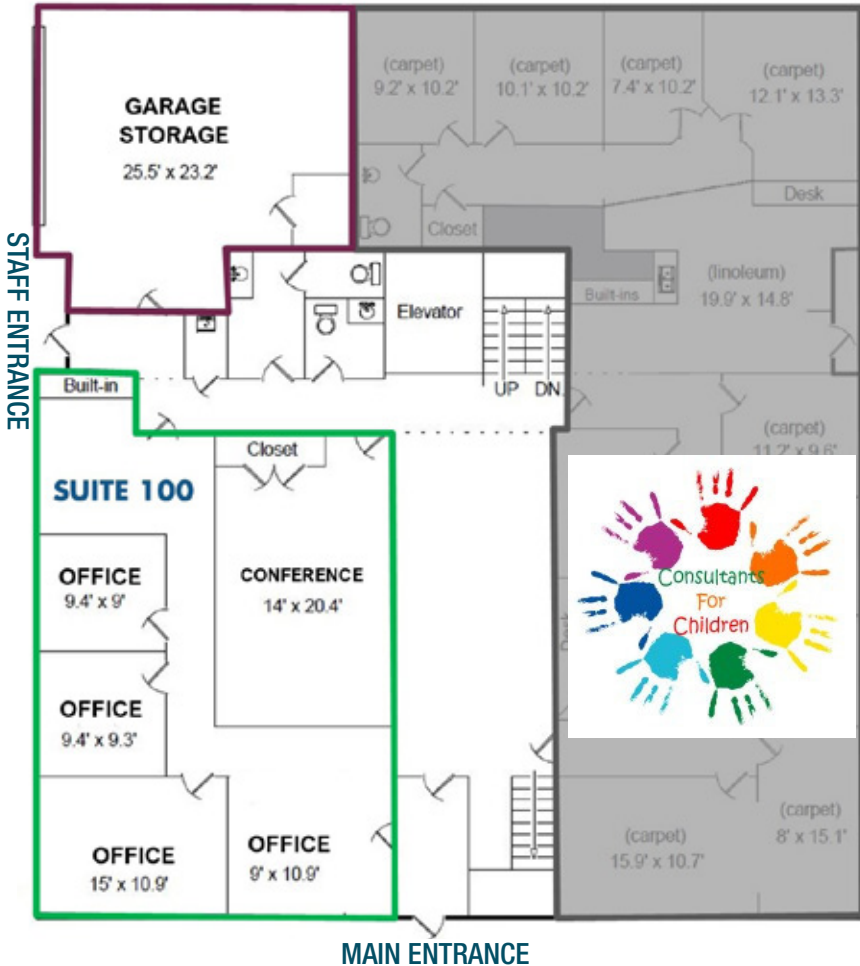
MINDFULLY CREATING COMMUNITY

OFFICE/MEDICAL FOR SALE OR LEASE

1610 29th Avenue Pl., Greeley, CO

SUITE 100: 1,538 RSF AVAILABLE

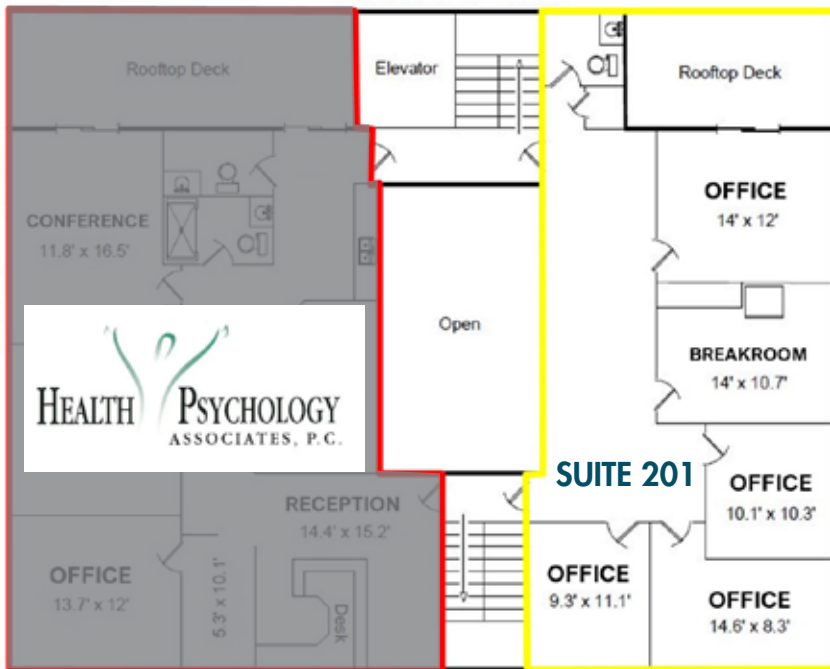
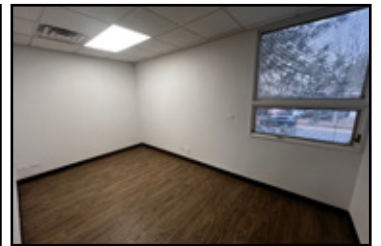
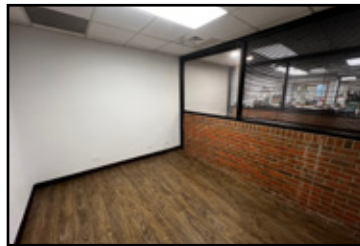
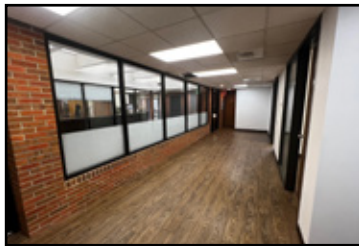
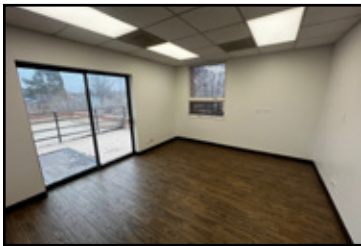
- Four private offices/treatment rooms
- Conference room
- Reception area/work area
- New paint and flooring



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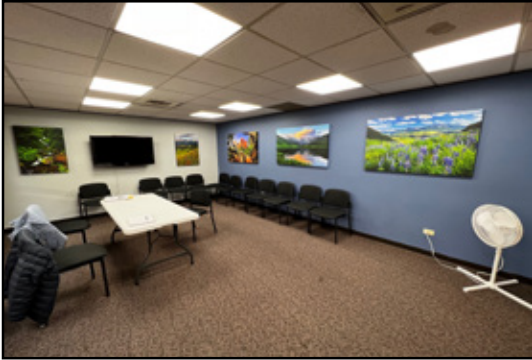


SUITE 201: 1,380 RSF AVAILABLE

- Four private offices w/one executive suite
- Breakroom/conference room
- Rooftop Deck (not included in RSF)
- Private restroom
- New paint and flooring
- Abundant natural light
- Elevator-served second floor

OFFICE/MEDICAL FOR SALE OR LEASE

1610 29th Avenue Pl., Greeley, CO



PROPERTY

Parcel Property Address.....	1610 29th Avenue Pl., Greeley, CO 80631
Total Land.....	0.519 Acres
Building SF.....	8,120 SF
Year of Construction.....	1978
Year of Remodel.....	2019 / 2020
Property Type.....	Commercial / Medical Office
Built As.....	Office
Zoning.....	Planned Unit Development (PUD)

PROPERTY TAXES

Parcel.....	095912334009
Legal.....	GR WH1-1 L1-2 BLK1 WEBHAN SUB
Mill Levy.....	87.199
Assessed Value (2023).....	\$328,49
Actual Value (2023).....	\$1,177,400
Taxes (2023;Due 2024).....	\$28,644

UTILITIES

Water.....	City of Greeley
Sanitary Sewer.....	City of Greeley
Storm Sewer.....	City of Greeley
Gas.....	Atmos Energy
Electricity.....	Xcel Energy
Telephone.....	Multiple Providers
Internet.....	Multiple Providers



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Adjacent Parcel Also Available For Sale | 2904 W. 16th Street, Greeley, CO 80631
\$300,000 | 1 Acre | 43,560 SF

[LINK TO CITY OF GREELEY GEOGRAPHIC INFORMATION SYSTEMS](#)

ZONING

Office Building Parcel: Planned Unit Development (PUD)

Adjacent Parcel: Residential High Density Zoning (R-H)

The R-H district provides multi-family residential living in a moderate-density pattern in suburban neighborhoods or higher-density, and larger-scale projects in strategic locations for walkable and urban neighborhoods. It is located in areas that have transitions between lower-density neighborhoods or more intense non-residential uses and where a high level of accessibility, public amenity and support services are immediately available.

[LINK TO CITY OF GREELEY MUNICIPAL CODE](#)

[LINK TO CITY OF GREELEY MUNICODE - CHAPTER 4 - ZONING DISTRICTS AND USES](#)

ACCESS / EASEMENT DETAILS

If adjacent parcel (2904 W. 16th Street, Greeley, CO 80631) is not purchased together with Office Building/Land, an access easement will be required across 1610 29th Avenue Place to 2904 W. 16th Street parcel.

