



OFFICE SUITE AVAILABLE

10TH STREET CORRIDOR

PROPERTY TYPE: **OFFICE**

AVAILABLE: **4,970 SF (LOWER LEVEL)**

LEASE RATE: **\$9.00/SF NNN**

EST'D EXPENSES: **\$12.07/SF**

UTILITIES: **TENANT RESPONSIBILITY**

FEATURES:

- Single-tenant professional office suite on lower level, flexibility on total suite area square footage offered is negotiable
- Elevator-served building; recently remodeled restrooms
- New flooring and paint to be installed prior to occupancy
- Suite is mostly open floor plan with large breakroom, large conference room, updated restrooms, large storage and IT room
- Ample parking
- Located on city bus route
- Near shopping and restaurant amenities

FEATURED PROPERTY

3690 W. 10TH STREET • GREELEY, CO 80634



BREAKROOM



VIEW MORE REALTEC LISTINGS AT WWW.REALTEC.COM

NICK BERRYMAN Broker/Partner

970.396.0853

nberryman@realtecgreeley.com

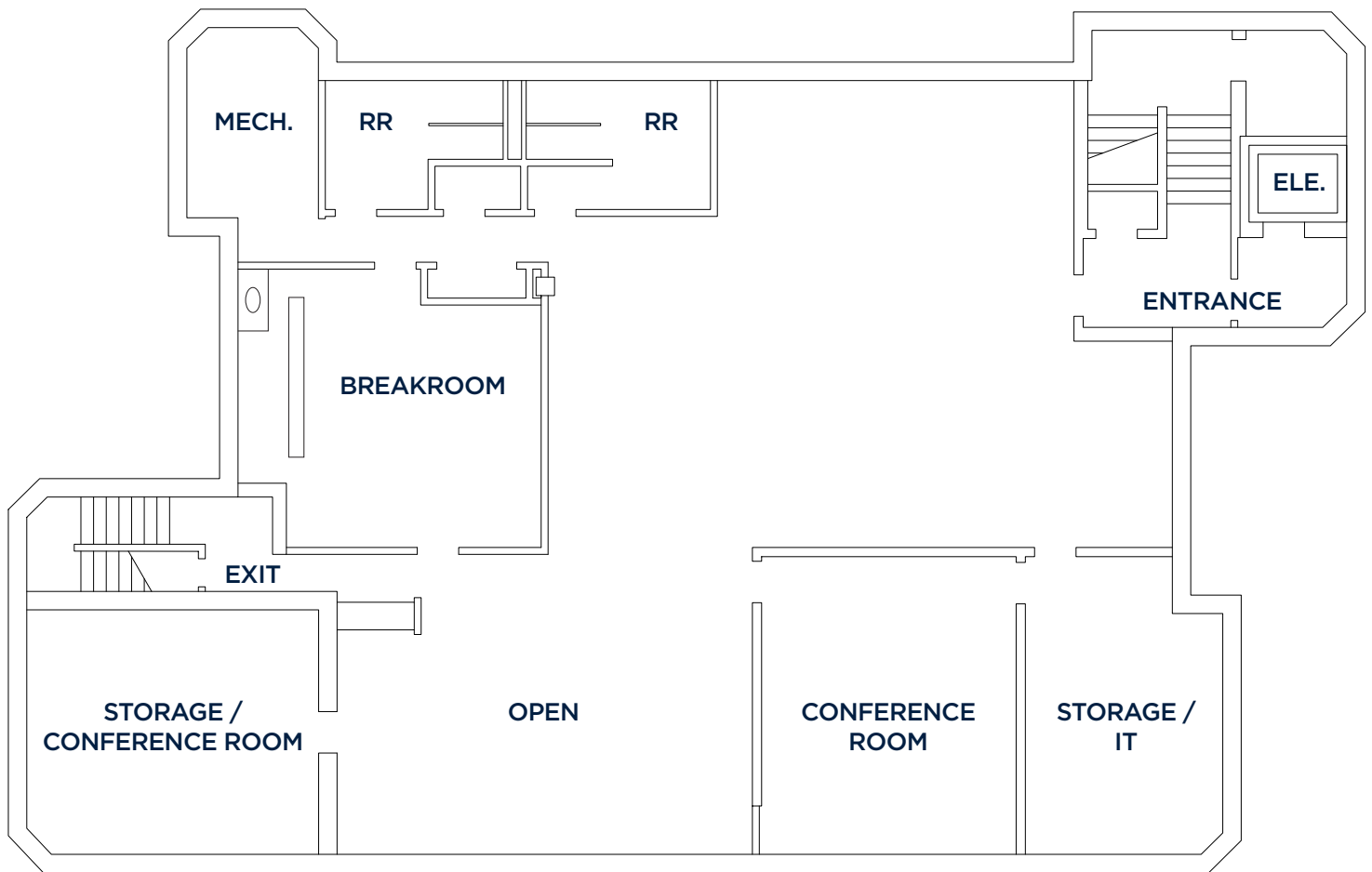
REED SEDINGER Broker

970.346.9900

rsedinger@realtecgreeley.com

FLOOR PLAN & DEMOGRAPHICS

3690 W. 10TH STREET • GREELEY, CO 80634



| DEMOGRAPHICS | 1 MILE | | 3 MILES | | 5 MILES | |
|-------------------|----------|-----------|----------|-----------|----------|-----------|
| | 2024 | 2029 | 2024 | 2029 | 2024 | 2029 |
| Population | 15,713 | 16,088 | 97,314 | 102,014 | 143,452 | 151,174 |
| Households | 5,782 | 5,956 | 35,694 | 37,902 | 51,014 | 54,404 |
| Median HH Income | \$67,589 | \$81,129 | \$67,168 | \$80,116 | \$72,598 | \$85,010 |
| Average HH Income | \$87,762 | \$102,333 | \$91,549 | \$107,140 | \$96,263 | \$113,311 |
| Median Age | 37.4 | 38.7 | 33.3 | 34.6 | 32.9 | 34.1 |

VIEW MORE REALTEC LISTINGS AT WWW.REALTEC.COM

NICK BERRYMAN Broker/Partner

970.396.0853

nberryman@realtecgreeley.com

REED SEDINGER Broker

970.346.9900

rsedinger@realtecgreeley.com

SITE LOCATION & DEMOGRAPHICS

3690 W. 10TH STREET • GREELEY, CO 80634

19.1

MILES
TO LOVELAND

30.6

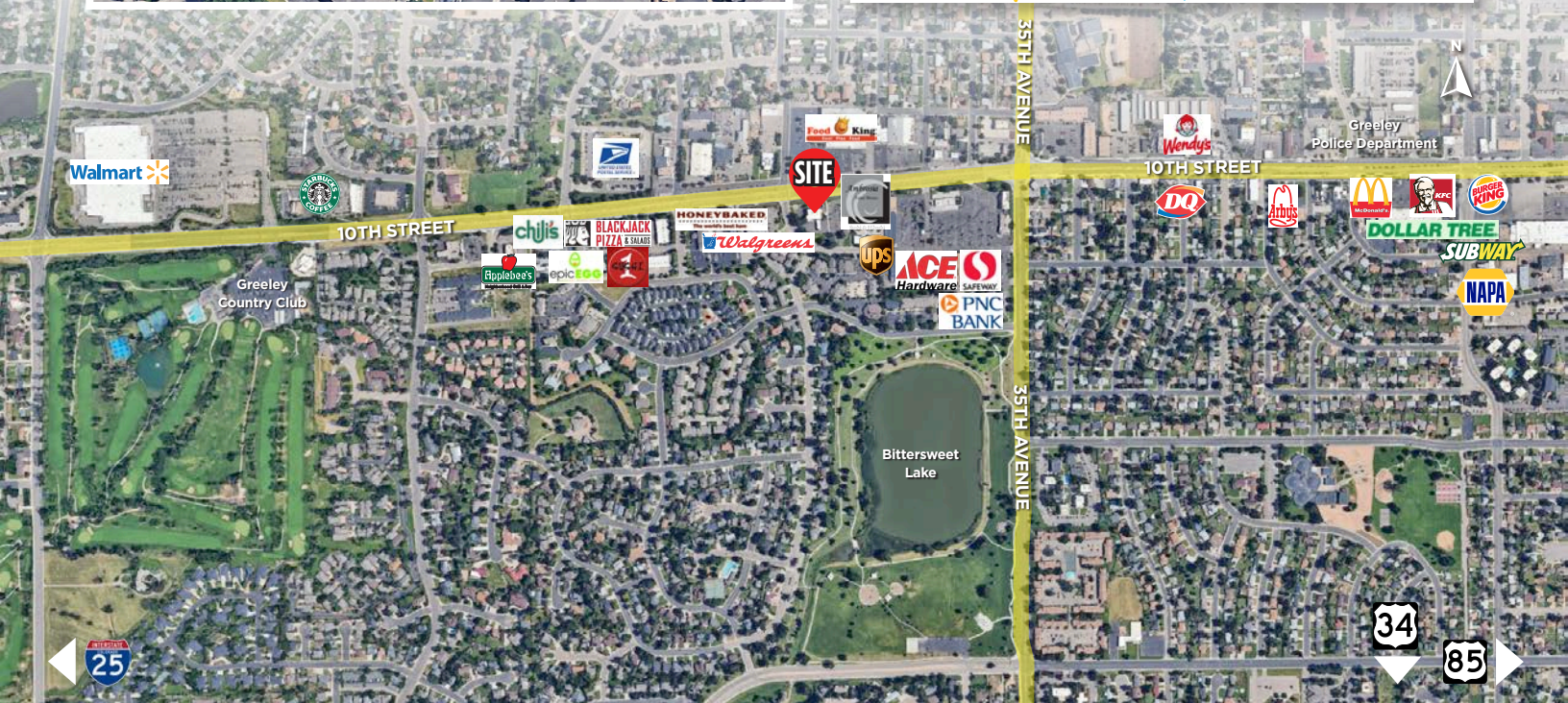
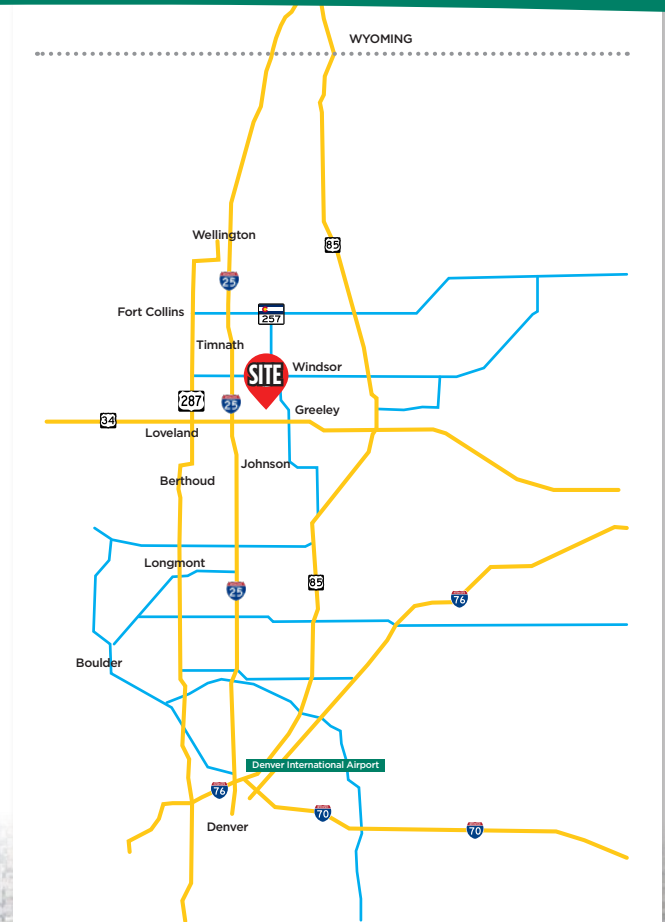
MILES
TO FORT COLLINS

51.9

MILES
TO CHEYENNE

56.0

MILES
TO DENVER
INTERNATIONAL
AIRPORT



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

REALTEC
COMMERCIAL REAL ESTATE SERVICES

Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.