



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



NICK BERRYMAN Broker/Partner

970.396.0853

nberryman@realtecgreeley.com

REED SEDINGER Broker

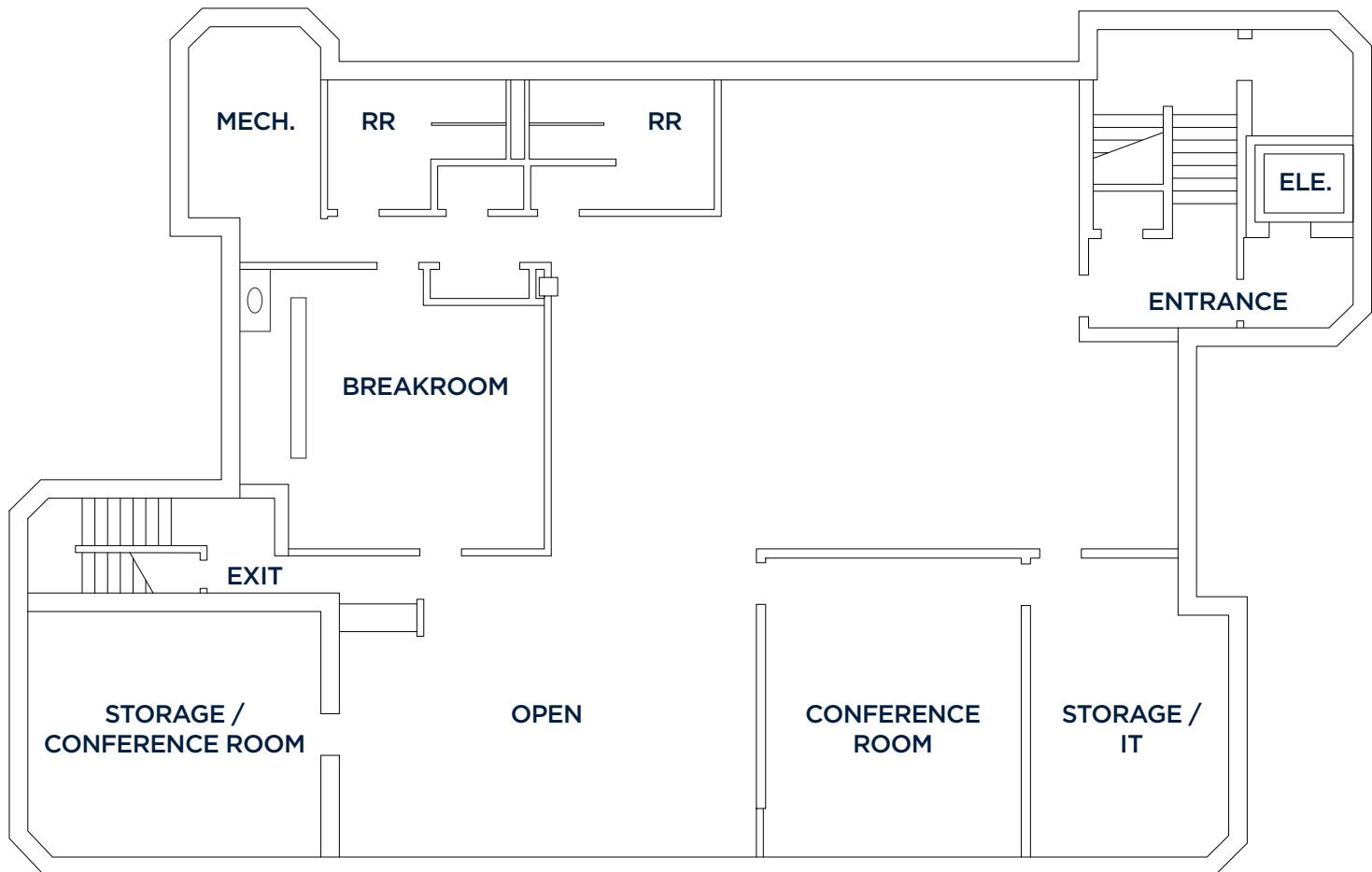
970.346.9900

rsedinger@realtecgreeley.com

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FLOOR PLAN & DEMOGRAPHICS

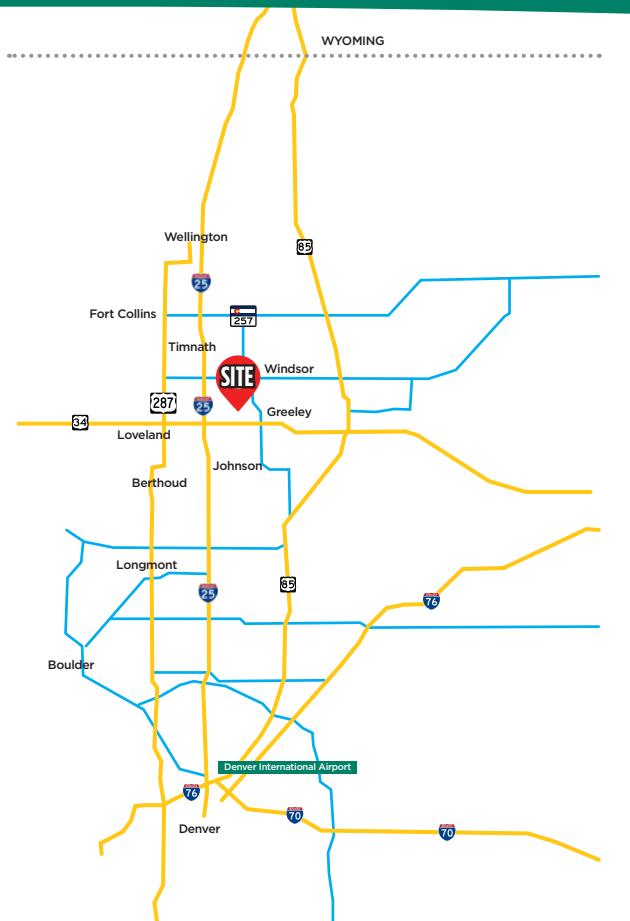
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DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2024	2029	2024	2029	2024	2029
Population	15,713	16,088	97,314	102,014	143,452	151,174
Households	5,782	5,956	35,694	37,902	51,014	54,404
Median HH Income	\$67,589	\$81,129	\$67,168	\$80,116	\$72,598	\$85,010
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

SITE LOCATION & DEMOGRAPHICS

3690 W. 10TH STREET • GREELEY, CO 80634



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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