



# REMODELED OFFICE SUITE AVAILABLE

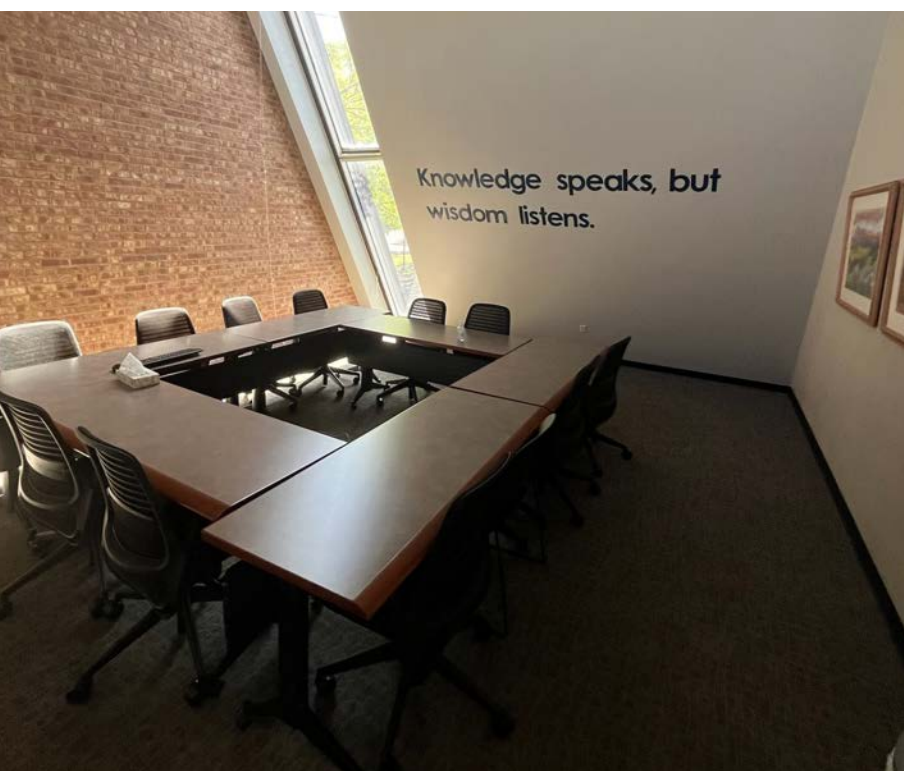


## OFFICE SUITE: 7,781 SF

- Recently remodeled interior finishes
- Open layout design
- Space is divisible upon qualified interest
- 2nd floor space elevator served
- \$25/SF Gross lease rate (includes utilities)
- TI Allowance negotiable



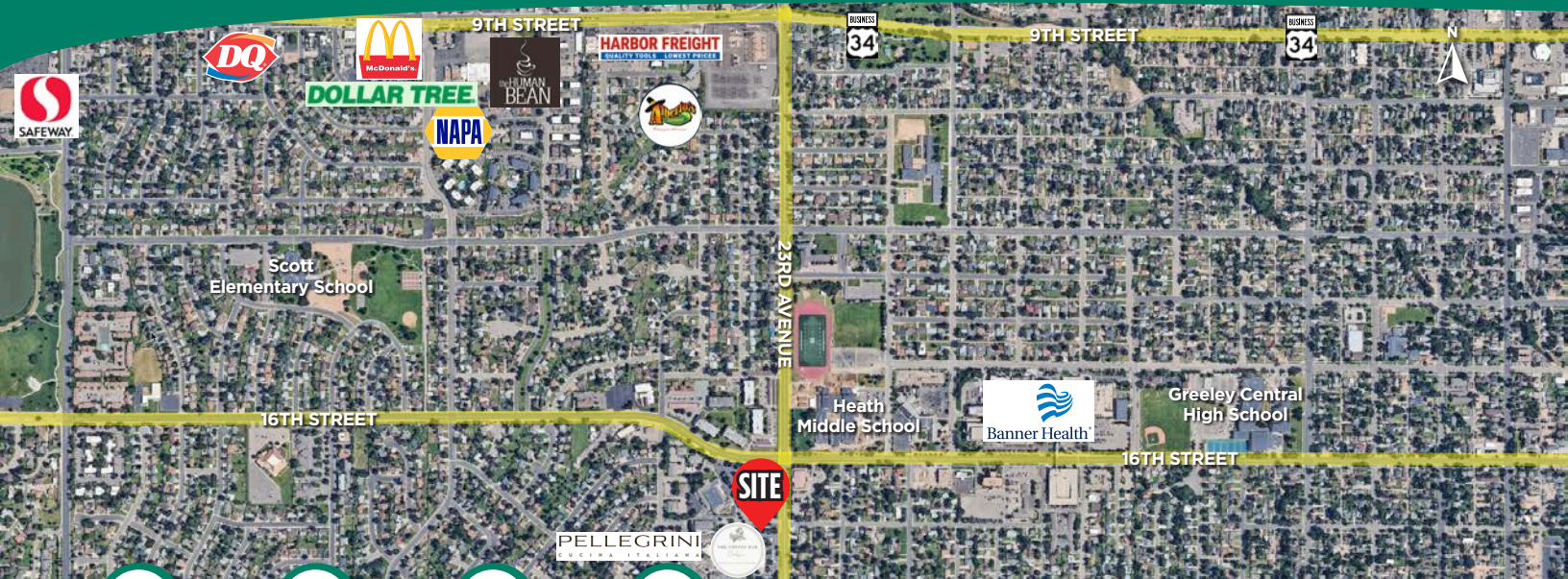
## OFFICE FLOOR PLAN (7,781 RSF)



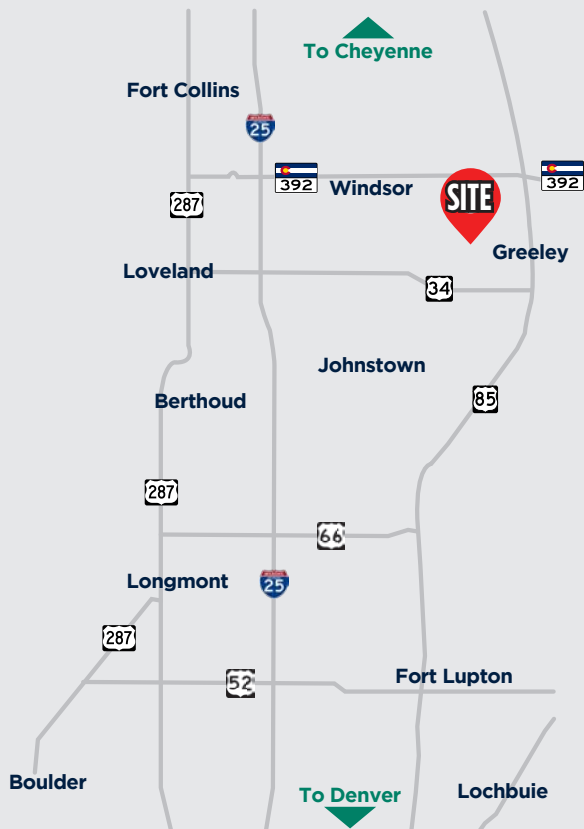


# SITE LOCATION & DEMOGRAPHICS

1701 23RD AVENUE • GREELEY, CO 80634



33.3	21.4	53.7	53.4
MILES TO FORT COLLINS	MILES TO LOVELAND	MILES TO CHEYENNE	MILES TO DENVER INTERNATIONAL AIRPORT



## FRONT RANGE CORRIDOR BY THE NUMBERS

	1 MILE	3 MILE	5 MILE
POPULATION	17,165	113,388	140,846
HOUSEHOLDS	6,498	40,218	50,237
MEDIAN AGE	34.0	32.1	33.1
MEDIAN HH INCOME	\$80,030	\$77,447	\$83,695

### 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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