

DOWNTOWN GREELEY OFFICE BUILDING

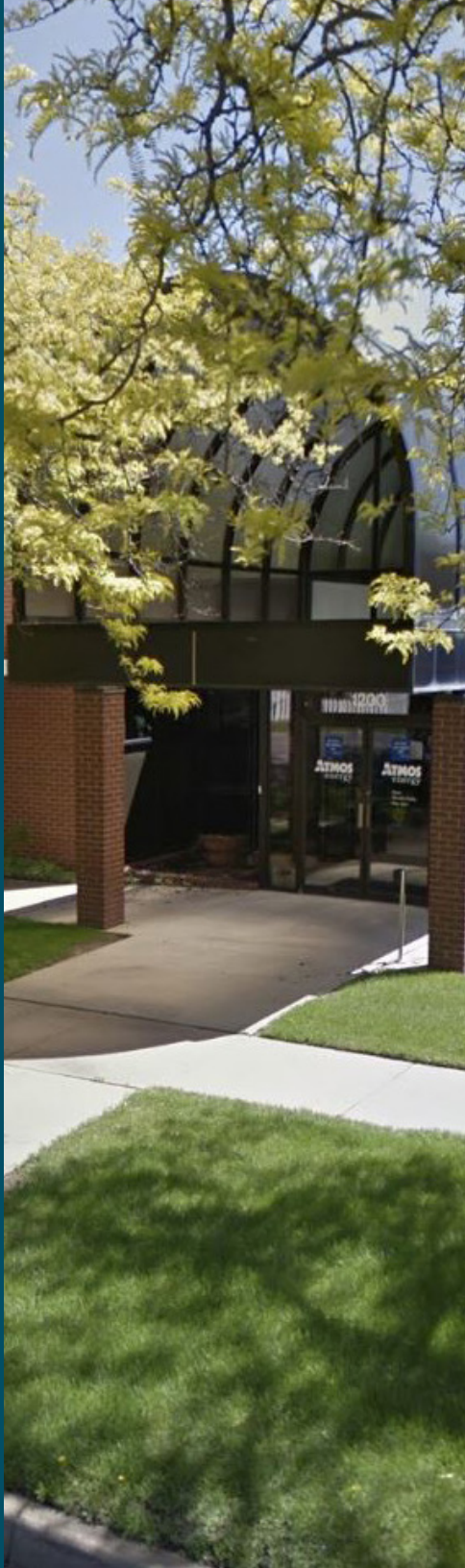
1200 11th Avenue, Greeley, CO

For Sale
Or Lease



FOR SALE: \$1,495,000 | 14,072 SF | \$106 SF
FOR LEASE: Office | \$10-\$15 SF NNN





Downtown Greeley Office Building | Greeley, CO

\$1,495,000 | 14,072 SF | \$106/SF

LC Real Estate Group is pleased to offer this opportunity to purchase a 14,072 SF office building well positioned near the heart of Downtown Greeley. The building is located at the corner of 12th Street and 11th Avenue, a highly walkable area with great access to Downtown Greeley, neighboring retailers, employers, and other Greeley amenities.

Property Highlights

- Owner User or Investor potential in convenient Downtown Greeley location
- Large office footprint with a plethora of individual offices, bullpen/cube space, and multiple restrooms, providing a variety of options and configurations and the ability to demise it for multiple tenants
- Flexibility in space planning with large interior atrium serving as a unique common area if divided into multiple leasable areas; or climate controlled with ability to use as functional office space
- All roofing replaced 2023 - Atrium/skylights replaced October 2023
- Flexible Seller or Landlord open to tenant finish for long-term tenant(s)

Office Space | 14,072 SF | Ground Level

\$10-\$15/SF NNN - Tenant to pay all operating expenses directly
Taxes & Insurance \$2.61/SF

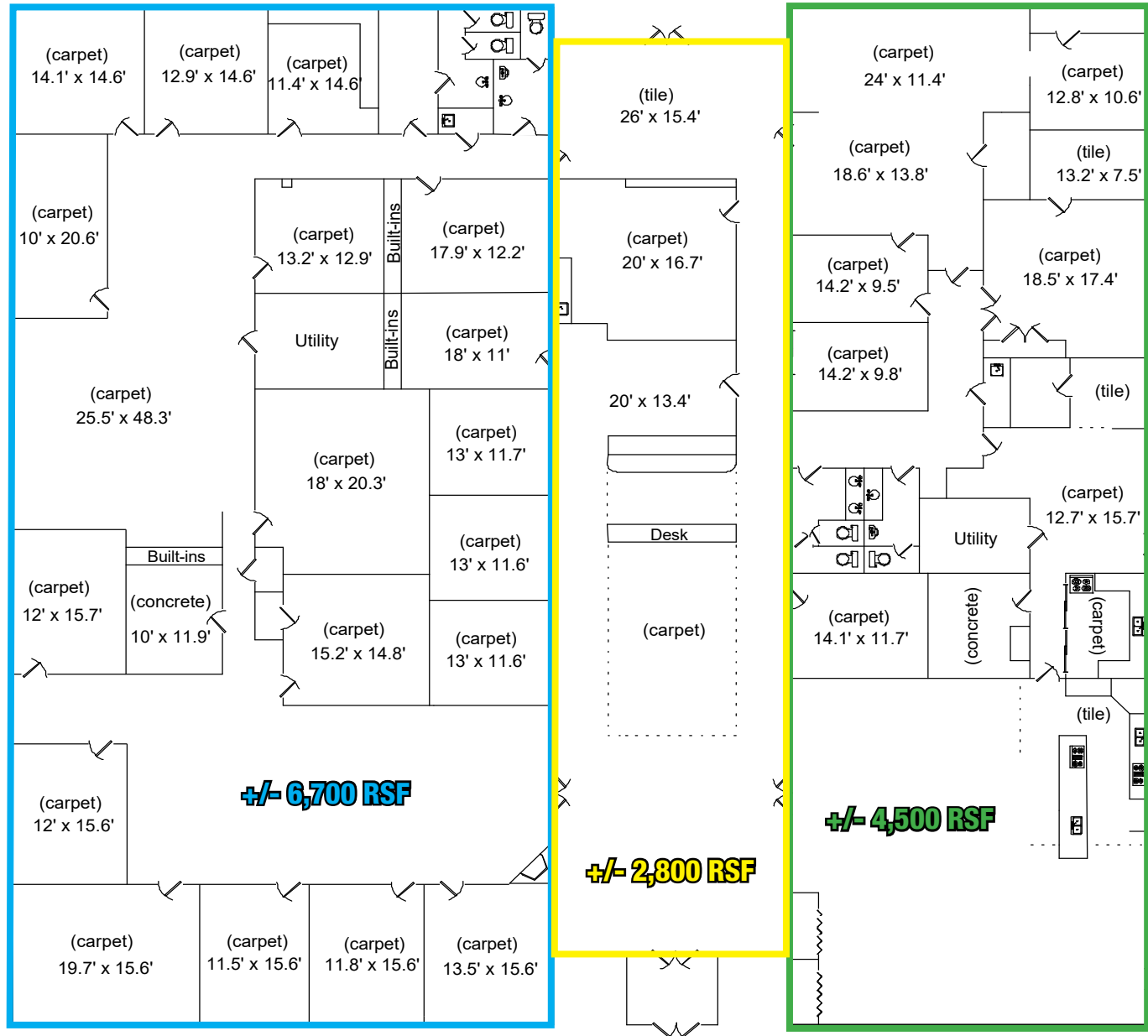
The 14,072 SF main floor space is currently configured in a large office space format with 20+ individual workspaces, two sets of restrooms, and 3 separate kitchens/kitchenettes. Flexible Landlord will divide and/or provide tenant improvement money depending on tenant needs. Final lease rate to be negotiated based on length of lease, tenant credit quality, and landlord's contribution to tenant finish.

Office Space | 14,072 SF | Main Floor (Divisible)

\$10-\$15/SF NNN - Tenant to pay all operating expenses directly - Taxes & Insurance \$2.61/SF

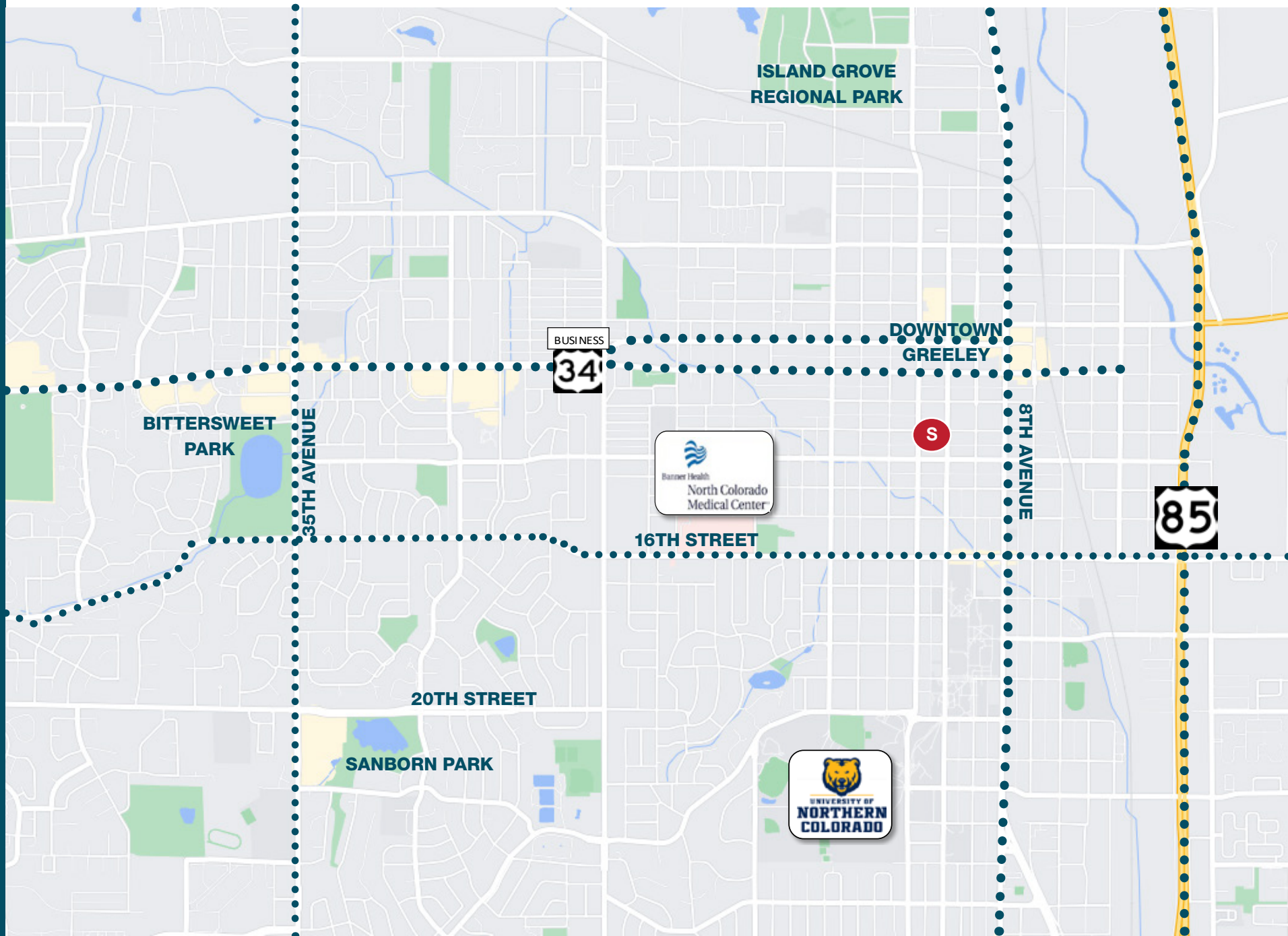
Functional Large Office Layout

The building at 1200 11th Avenue offers flexibility in space planning with large interior atrium serving as a unique common area if divided into multiple leasable areas, or as usable space for an owner-user.



DOWNTOWN GREELEY OFFICE BUILDING

1200 11th Avenue
Greeley, CO



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DRIVING DIRECTIONS

From Interstate 25, take exit for US Highway 34 east to Greeley. Take the US-34 BUS exit and continue East for 9.1 miles. Turn right onto 11th Ave. Destination will be on your left in approximately .2 miles.

**DOWNTOWN GREELEY
OFFICE BUILDING**

1200 11th Avenue
Greeley, CO

PROPERTY OVERVIEW

Property Address.....	1200 11th Ave., Greeley, CO 80631
Total Land.....	0.872 Acres
Building SF.....	14,072 SF
Year of Construction.....	1977
Year of Remodel.....	TBD
Property Type.....	Commercial / Office
Built As.....	Office Building
Zoning.....	Commercial High Intensity (C-H)

PROPERTY TAXES

Parcel 1.....	096108208001
Legal.....	GR 5430 L2 BLK95 (GREELEY GAS CO - STATE ASSESSED)
Mill Levy.....	.85.87
Assessed Value (2023).....	\$392,610
Actual Value (2023).....	\$1,407,200
Taxes (2023;Due 2024).....	\$32,994.70

UTILITIES

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

PROPERTY PHOTOS | EXTERIOR

PROPERTY PHOTOS

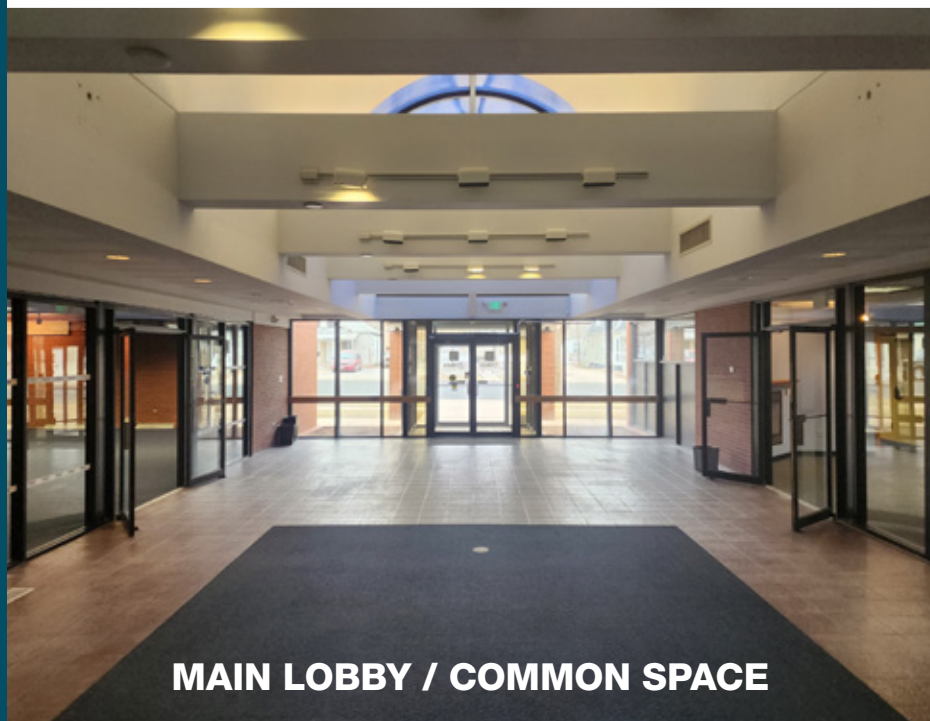


PROPERTY PHOTOS | INTERIOR

PROPERTY PHOTOS



MAIN LOBBY / COMMON SPACE



MAIN LOBBY / COMMON SPACE



HALL TO INTERIOR OFFICE SPACE



OPEN OFFICE / BULLPEN / TRAINING ROOM



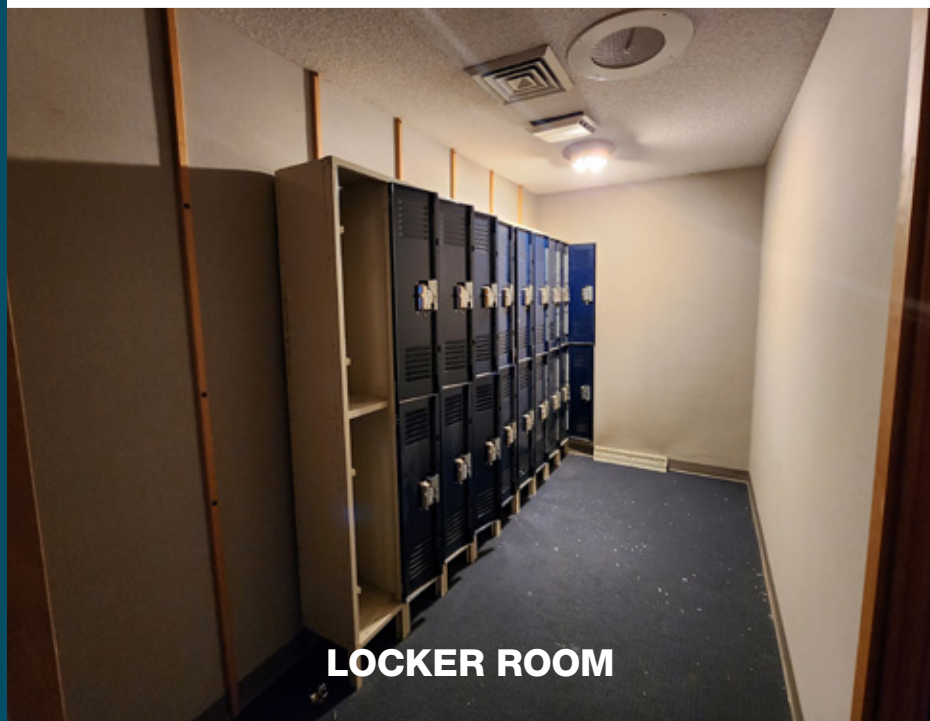
REPRESENTATIVE OFFICE SPACE



REPRESENTATIVE OFFICE SPACE



STORAGE SPACE / SHELVING



LOCKER ROOM



REPRESENTATIVE RESTROOM



REPRESENTATIVE OFFICE SPACE



SIGNIFICANT NATURAL LIGHT FROM ATRIUM



SIGNIFICANT NATURAL LIGHT

GREELEY, CO

“GARDEN CITY OF THE WEST” & “CITY OF CHURCHES”

- Weld County’s most populous municipality with growth in several diverse industries
- 60 miles North of Denver, 1 hour from DIA, and 35 minutes from Fort Collins-Loveland, the City is easily accessed from all Northern Colorado and Denver Metro areas
- Home to both the University of Northern Colorado (UNC), and Aims Community College
- Greeley’s economy is based heavily in Agriculture, Food Processing, Energy, Health Care, and Education, seeing impressive rankings related to business and career opportunity
- Recently ranked No. 30 of the Fastest Growing Cities in the Nation (WalletHub - 2021), and No. 43 in the Best-Performing Cities Index (Milliken Institute - 2021)

POPULATION	1-Mile	City	County	State	US
2010	15,842	92,947	252,801	5,029,196	308,745,538
2023	17,183	113,400	357,495	5,971,129	337,470,185
Annual % Change	0.65%	1.69%	3.19%	1.44%	0.72%
Avg. Family Size	2.40	2.71	2.83	2.49	2.53
INCOME	1-Mile	City	County	State	US
Median HH Income	\$42,546	\$66,221	\$88,463	\$85,656	\$72,603

AGE	1-Mile	City	County	State	US
Median Age	27.0	33.0	35.7	38.1	39.1
Less than 18	20.4	24.0	25.7	22.4	21.6
18-24	26.3	13.9	9.7	9.3	9.3
25-34	15.5	15.1	13.6	14.0	13.7
35-64	27.6	32.4	37.1	38.5	37.7
65+	10.0	14.6	13.9	16.0	17.8

FOOTNOTES

Source: Esri Community Profile as of Q1 2024

EDUCATION	1-Mile	City	County	State	US
High School	77.0%	84.5%	89.0%	93.1%	90.4%
College	29.1%	37.2%	42.2%	54.4%	45.7%

Colorado is 2nd Most Educated State in the United States (US News | May 2021)

FOOTNOTES

Source: Esri Community Profile Population 25+ as of Q1 2024

GREELEY, CO

“GARDEN CITY OF THE WEST” & “CITY OF CHURCHES”

- Greeley aims to promote growth and development with “creativity, critical thinking, and open communication”. (Greeley.gov - Economic Health and Housing)
- The City boasts many destinations and attractions including Downtown Greeley (a Colorado Certified Creative District), and Island Grove Regional Park (home of the Greeley Stampede)
- Greeley was ranked the No. 4 Best Place to Live in Colorado (Bankrate - 2021), No. 1 of the Best Cities for Pets (Rent.com - 2021), No. 6 in Jobs and Economy (WalletHub - 2020), and tied for No. 1 in Highest Regional Gross Domestic Product Growth (WalletHub - 2020)

Source: <https://greeleygov.com/government/cmo/rankings>

UNEMPLOYMENT

	MSA	County	State	US
January 2024	3.3%	4.0%	3.5%	3.9%

Source: FRED Economic Data Unemployment Rates as of August 2022 (fred.stlouisfed.org)

EMPLOYMENT

	1-Mile	City	County	State	US
Non-Farm Payroll Total	15,200	49,456	106,296	2,779,429	153,323,159
Agriculture/Mining	0.49%	0.48%	2.38%	0.97%	0.72%
Construction	3.88%	4.88%	9.84%	5.69%	4.61%
Manufacturing	1.74%	3.64%	9.64%	5.35%	7.66%
Trade, Transportation, & Utilities	9.04%	15.81%	18.73%	17.40%	19.10%
Information	2.70%	1.71%	1.44%	3.38%	2.61%
Financial Activities	6.18%	6.98%	6.63%	10.49%	9.49%
Professional & Business Services	2.59%	4.53%	4.81%	8.06%	7.63%
Education and Health Services	52.97%	35.43%	24.84%	21.04%	23.55%
Leisure and Hospitality	5.96%	11.31%	10.27%	13.59%	11.47%
Other Services	4.99%	6.69%	5.57%	6.93%	6.70%
Government	9.45%	8.54%	5.85%	7.12%	6.45%
	1-Mile	Town	County	State	US
Owner Occupied Housing	29.20%	58.20%	72.40%	60.00%	58.50%

FOOTNOTES

Source: Esri Business Summary by NAICS, Esri Community Profile as of Q1 2024

DOWNTOWN GREELEY OFFICE BUILDING

Greeley, Colorado

Exclusively Marketed For Sale By



MINDFULLY CREATING COMMUNITY

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