

1,295 SF OFFICE FOR LEASE

1019 39TH AVENUE, GREELEY, CO 80634



FOR LEASE

KELLER WILLIAMS 1ST REALTY

11052 Cimarron St, Unit E
Firestone, CO 80504



Each Office Independently Owned and Operated

PRESENTED BY:

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GREELEY OFFICE FOR LEASE

1019 39TH AVENUE



OFFERING SUMMARY

LEASE RATE:	\$16/SF Full Service Gross
LEASE TERM:	3-5 Years
BUILDING SF:	5,994
AVAILABLE SF:	1,295
MIN DIVISIBLE SF	230
YEAR BUILT:	2003
FLOORS:	2
HVAC:	A/C and Heat
PARKING:	26
ZONING:	PUD

PROPERTY OVERVIEW

1,295 SF basement office unit for lease in an impeccably maintained professional building located one block south of 10th Street in West Greeley. There are four separate suites (H, I, J, K) in the unit that can be leased individually or all together. Each floor in the building features a shared kitchenette and two restrooms. All utilities and common area cleaning are included. Tenant is responsible for Internet Service. Tenant improvements are negotiable.



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PROPERTY PHOTOS

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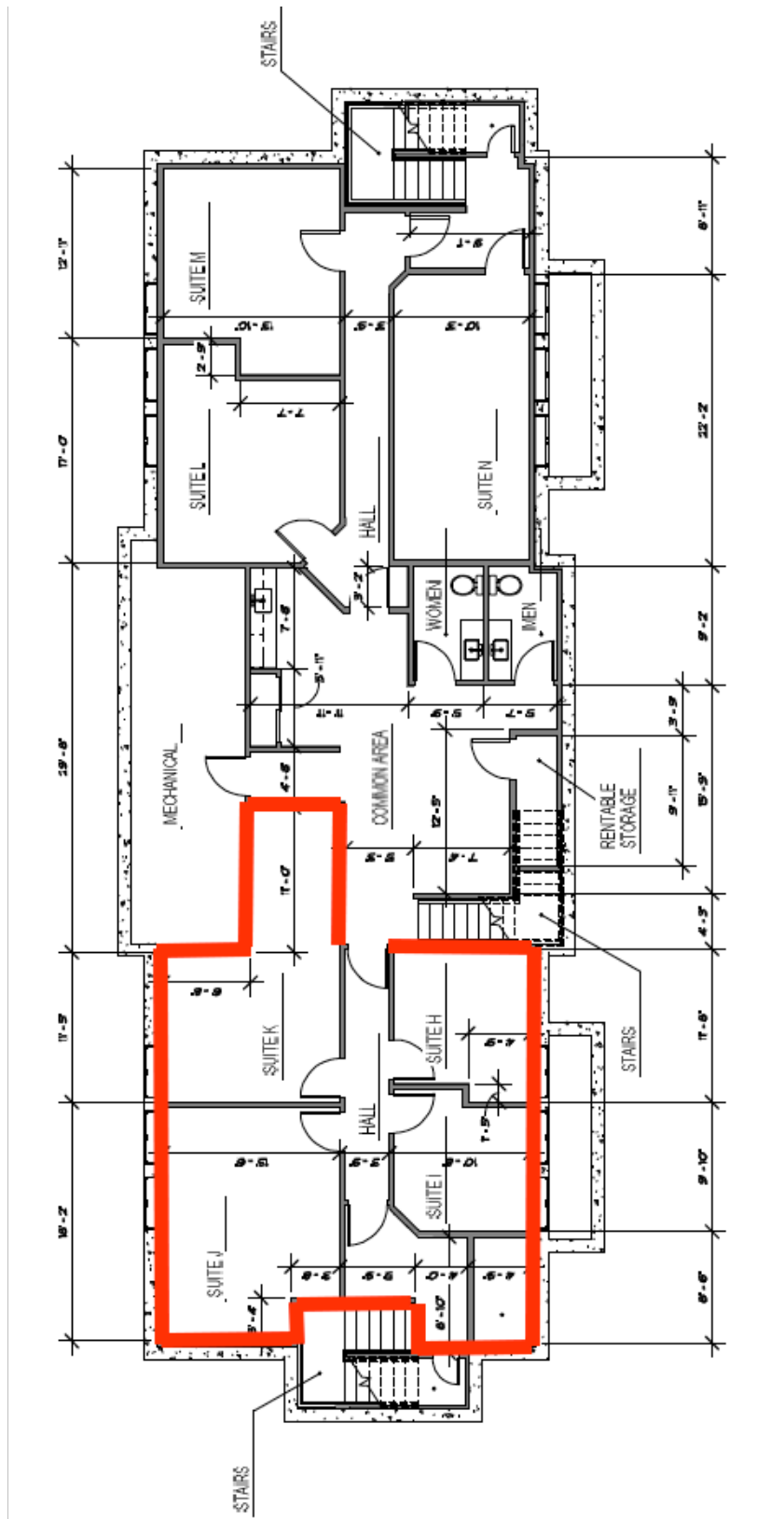
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FLOOR PLAN - BASEMENT

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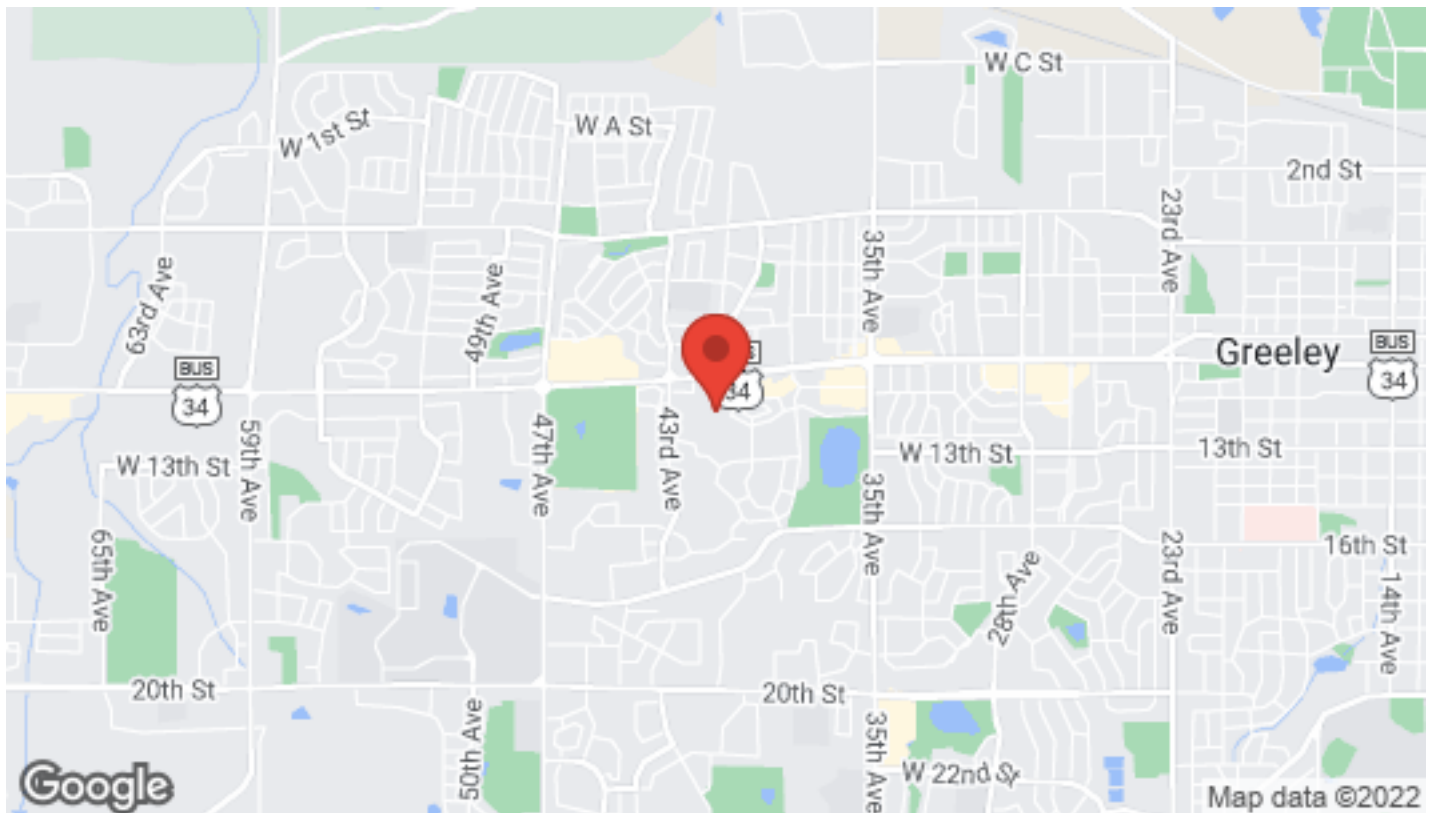
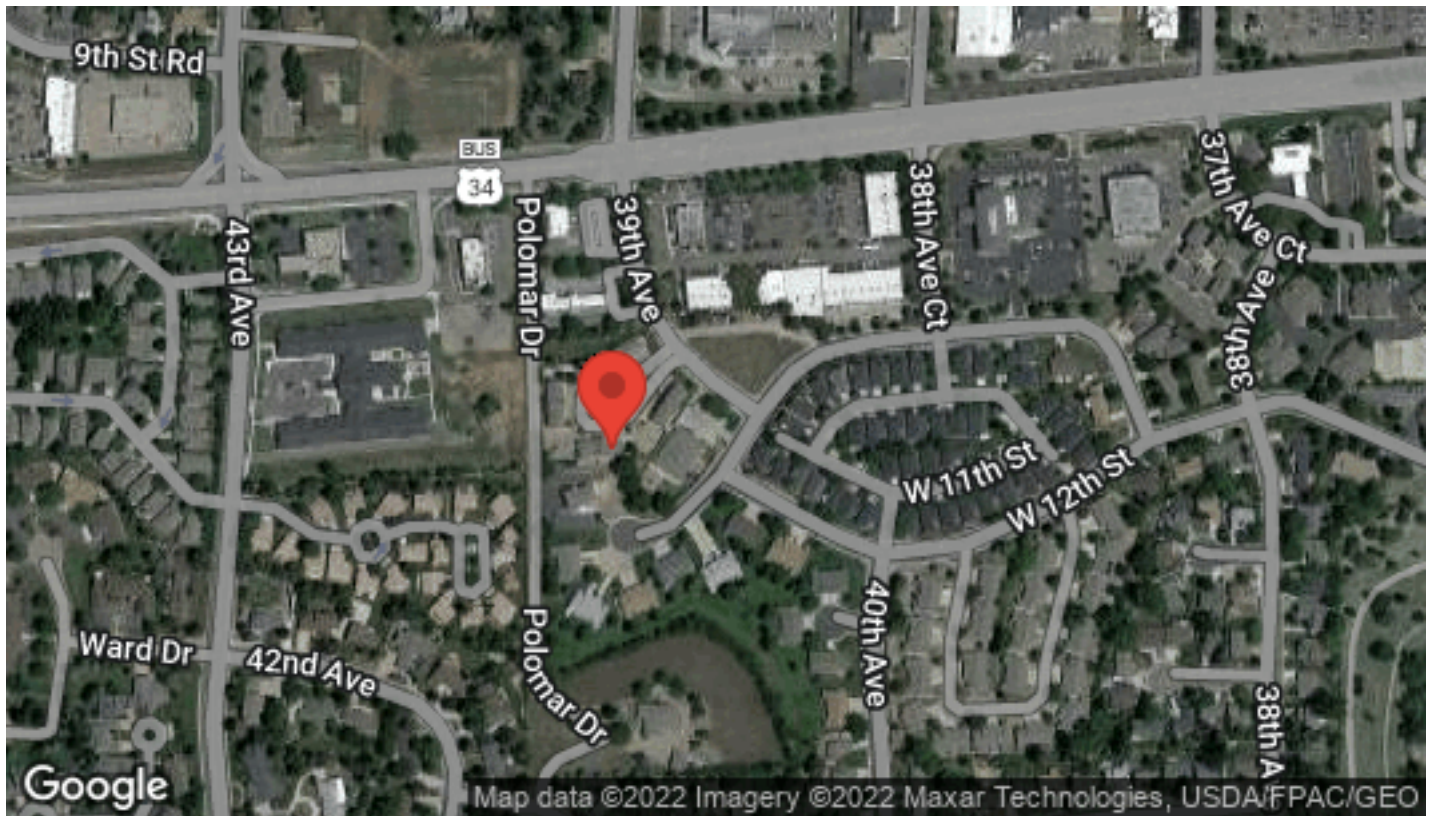
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LOCATION MAPS

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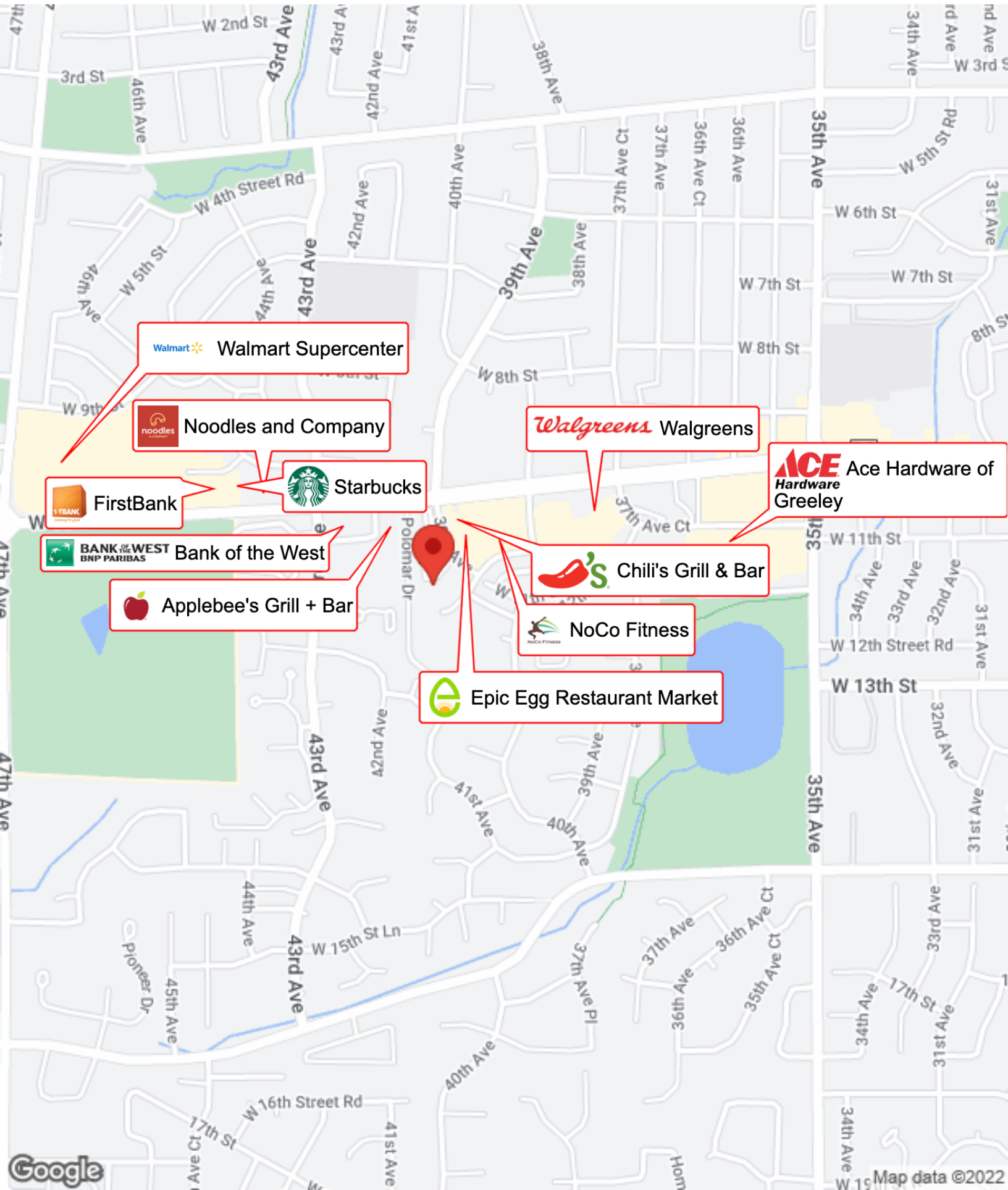
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BUSINESS MAP

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 Walmart Supercenter

 Noodles and Company


Walgreens Walgreens

 FirstBank

 Starbucks

ACE Hardware of Greeley

 BANK OF THE WEST
BNP PARIBAS

 Applebee's Grill + Bar

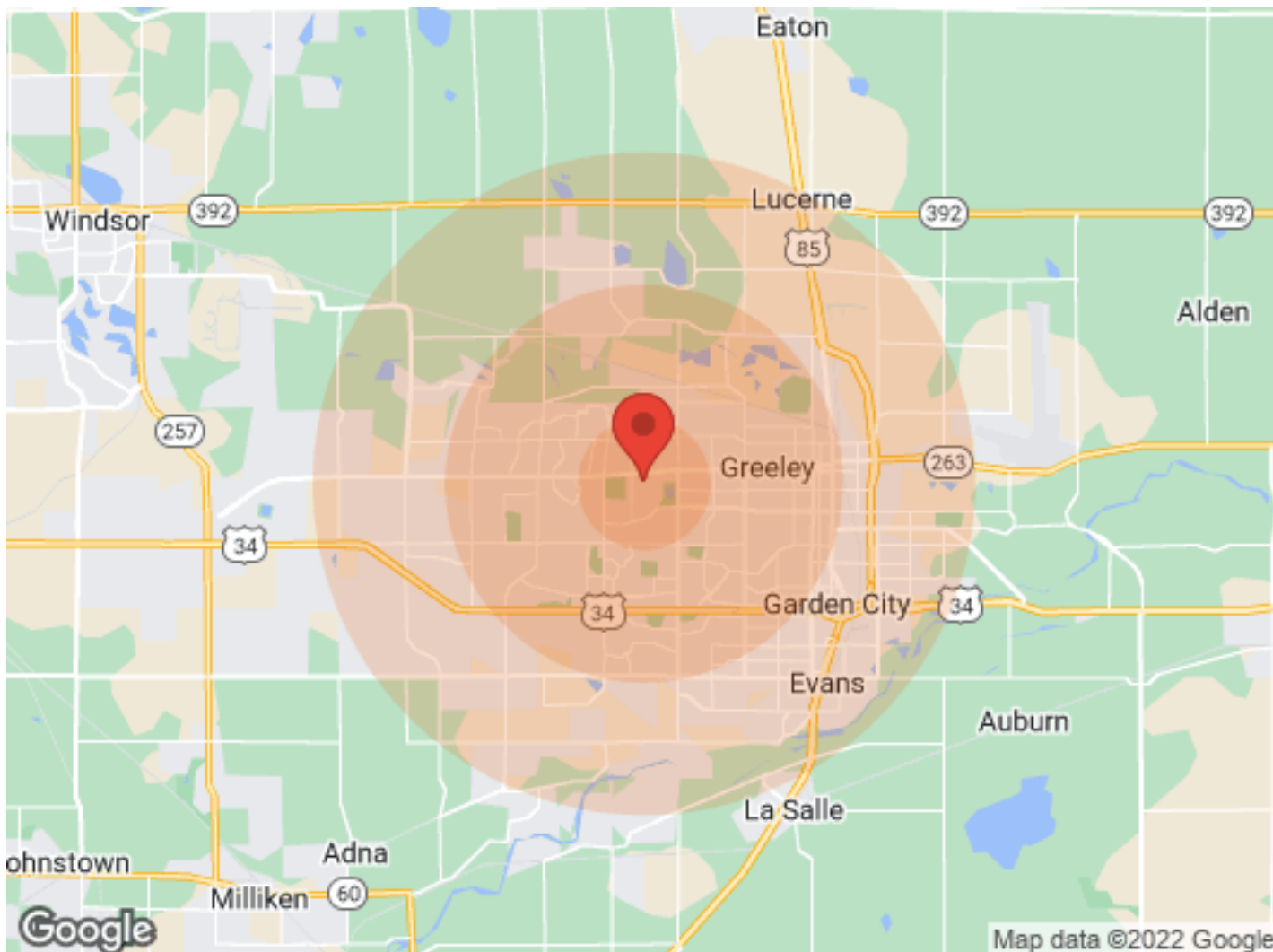
 Chili's Grill & Bar

 NoCo Fitness

 Epic Egg Restaurant Market

DEMOGRAPHICS

1019 39TH AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	5,897	41,974	64,667
Female	6,298	43,481	65,194
Total Population	12,195	85,455	129,861

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,282	18,000	29,057
Ages 15-24	1,565	10,971	17,821
Ages 55-64	1,541	8,626	12,821
Ages 65+	2,284	13,306	17,691

Race	1 Mile	3 Miles	5 Miles
White	10,528	70,226	104,292
Black	26	674	1,100
Am In/AK Nat	34	282	414
Hawaiian	7	30	31
Hispanic	3,173	27,675	48,238
Multi-Racial	3,144	27,122	46,460

Income	1 Mile	3 Miles	5 Miles
Median	\$44,432	\$41,540	\$41,540
< \$15,000	437	4,948	7,778
\$15,000-\$24,999	485	3,747	5,822
\$25,000-\$34,999	540	3,287	5,113
\$35,000-\$49,999	769	4,635	7,299
\$50,000-\$74,999	991	5,492	8,052
\$75,000-\$99,999	732	3,727	5,292
\$100,000-\$149,999	580	3,507	4,875
\$150,000-\$199,999	166	970	1,178
> \$200,000	101	811	903

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,424	33,650	49,991
Occupied	5,113	31,180	46,135
Owner Occupied	3,746	18,037	26,957
Renter Occupied	1,367	13,143	19,178
Vacant	311	2,470	3,856

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