

FOR SUBLEASE

# PROMONTORY Office Building

GREELEY, COLORADO

1 5 5 5 P R O M O N T O R Y C I R C L E

**CBRE**

Join this vibrant office campus on the west side of Greeley. There are only a few large office buildings in the region that can accommodate such large users. Centrally located between Greeley, Loveland, and Windsor, this location is easily accessed from US Hwy 34 and I-25.



**LARGE OFFICE BUILDING FOR SUBLEASE AT PROMONTORY OFFICE CAMPUS**

**Available**

**CENTRAL BUILDING**

**Building Size:** 163,462 RSF  
**Estimated Floor Plate:** 39,116 SF  
**Stories:** 5

**SUBLEASE RATE:** Call broker for details

**NNN ESTIMATE:** \$11.19/SF (2024)

**SUBLEASE TERM:** 11/30/2028

**Campus Highlights**

- Located on a beautiful campus with shared green space, walking paths and pavilions
- Abundant parking with a ratio of 4/1,000 SF
- Easily accessible off Hwy 34 Business in West Greeley
- Central building has the option of a working cafeteria
- Building has a covered, shared walkway between with a shared outdoor patio area
- Panoramic views of the front range and surrounding area
- Centrally located between Greeley, Loveland and Windsor
- Less than 8 miles from I-25 and Hwy 34 intersection
- Option to include current furniture

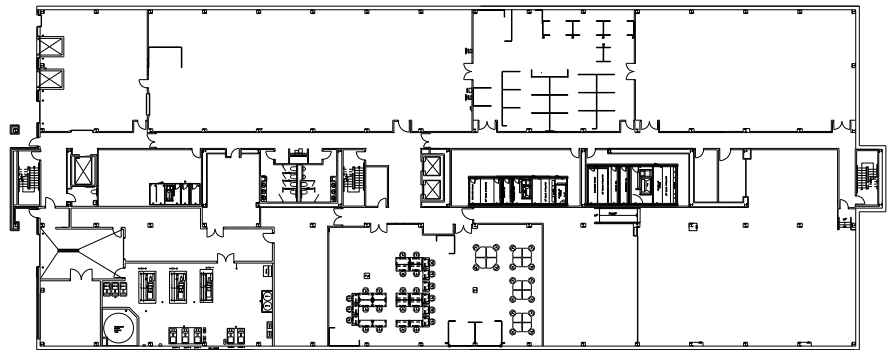




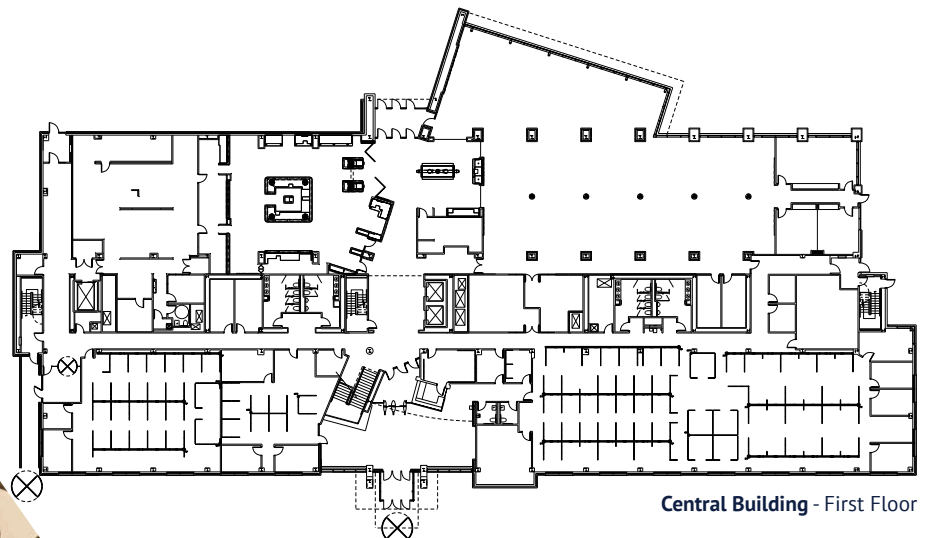
## Central Building

### CONSTRUCTION

<b>Exterior:</b>	Brick, Glass, Metal
<b>Roof:</b>	TPO
<b>Ceiling Height:</b>	9'
<b>Parking:</b>	Yes, Asphalt
<b>OHD/Dock Doors:</b>	Yes, Metal Roll-up
Dock High	Two (2) - 8' x 8'
Drive In	One (1) - 8' x 12'
	One (1) - 8' x 8'
Roll-up (interior)	Two (2) - 8' x 8'
<b>Power:</b>	480/240/120, Generator, UPS



Central Building - Basement



Central Building - First Floor





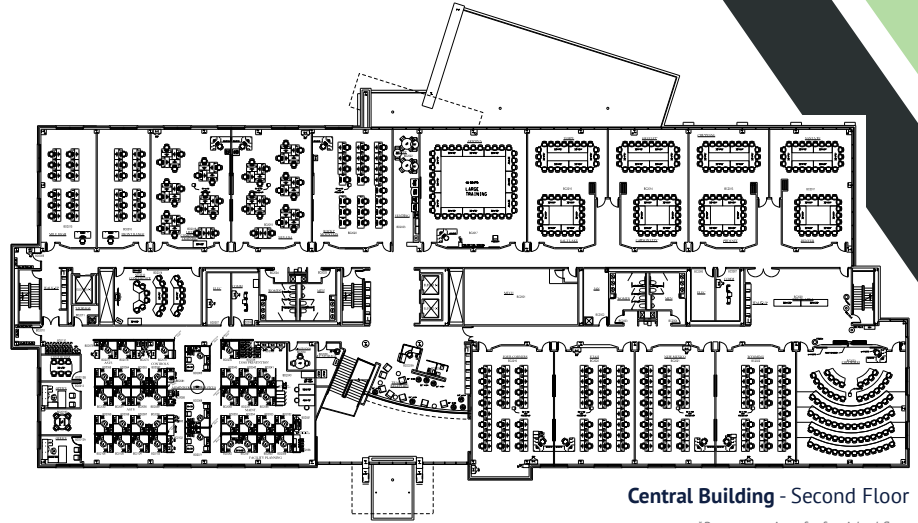
## Central Building

### INTERIOR FINISHES

- Restrooms:** 19
- Flooring:** Carpet, Tile
- Wall:** Drywall, Paint, Wallpaper
- Lighted:** Florescent, LED
- Elevators:** 3 - 2 Passenger, 1 Freight
- Electrical:** PVE Power
- Emergency Power:** 300 kw Cat Generator
- Security:** CCURE, Card Ack, Cameras, Alarm, Monitoring
- Fire and Life Safety:** Yes, Sprinklers, Ansil System, fire extinguishers
- HVAC:** 3 chillers, 6 boilers, 5 AHU's, 1 RTU

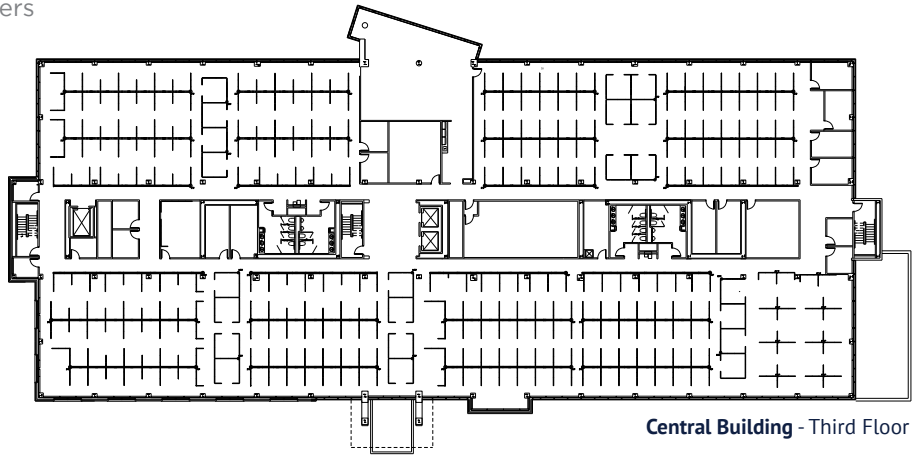
### UTILITIES

- Fiber:** Yes
- Water:** City of Greeley
- Electricity:** Prouder Valley
- Gas:** Xcel Energy
- Dock:** Yes

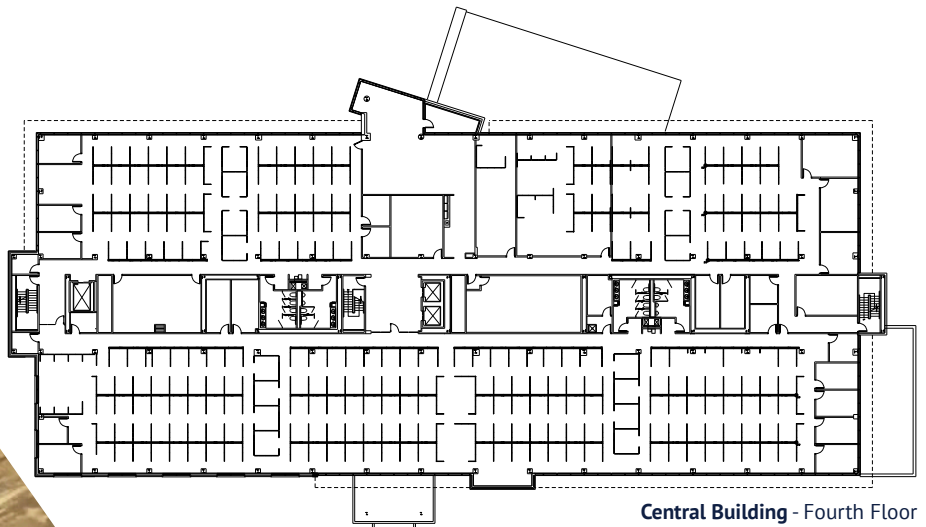


**Central Building - Second Floor**

*\*Representative of a furnished floor*



**Central Building - Third Floor**



**Central Building - Fourth Floor**



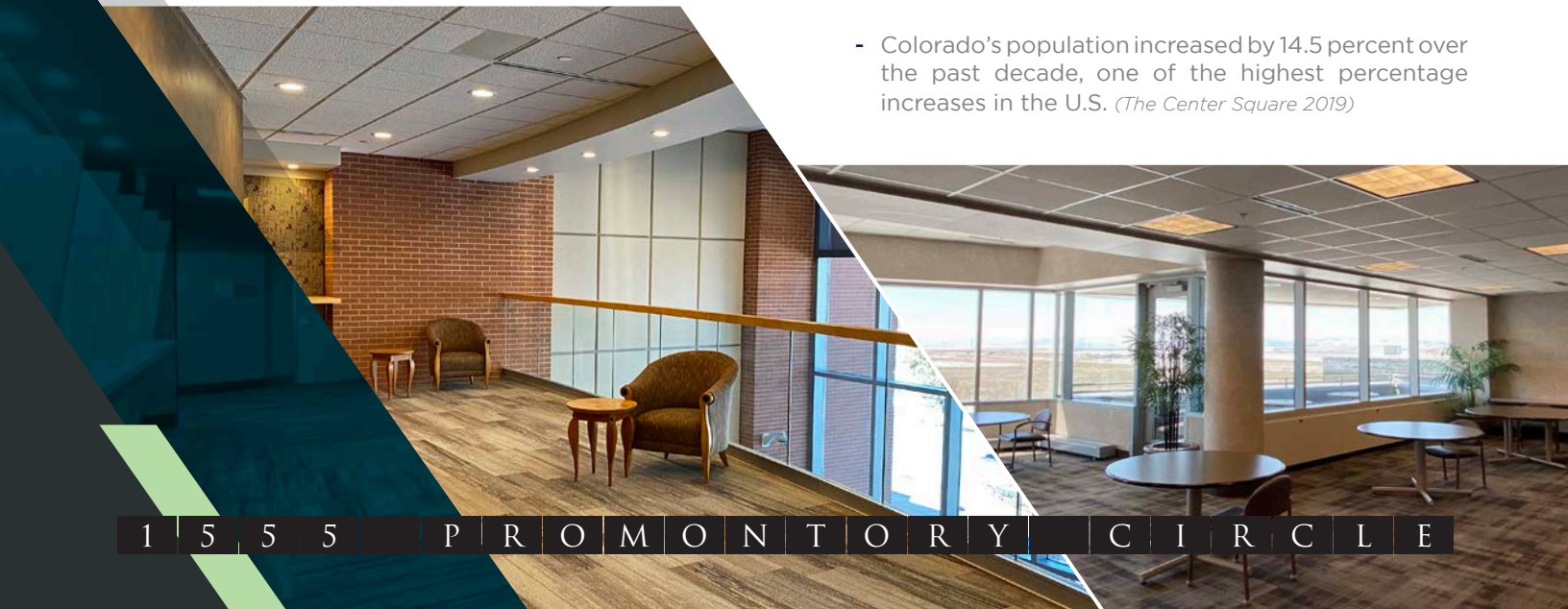


## Greeley at a Glance

- Greeley named the 8th Top City in America with the best quality of life. *(Chamber News 2022)*
- Greeley has been featured on Livability.com with a complete profile as a great place to live. *(Greeley Chamber)*
- Greeley is the largest community in Colorado not located along the interstate highways. *(www.greeleyhistory.org)*

## Colorado at a Glance

- Colorado ranked #2 top state for economy. *(US News 2021)*
- Colorado ranked 16th state overall based on an average from health care, education, crime & corrections, infrastructure, opportunity, economy and government. *(US News 2021)*
- Colorado has distinguished itself as a place to live, as well as a place to visit. The capital city of Denver is its largest city, followed by Colorado Springs – both of which are in U.S. News' Best Places to Live. *(US News)*
- Colorado's population increased by 14.5 percent over the past decade, one of the highest percentage increases in the U.S. *(The Center Square 2019)*



# LOCATION OVERVIEW



## Area Demographics

	5 MILES	15 MILES	30 MILES
<b>2023 Estimated Population</b>	45,861	458,054	888,499
<b>2023 Estimated Households</b>	16,803	173,683	335,472
<b>2023 Average Household Income</b>	\$130,227	\$115,681	\$119,383

- ESRI 2024

## Area Drive Times

<b>I-25</b>	10 Minutes	8 Miles
<b>DIA</b>	55 Minutes	61.4 Miles
<b>Denver</b>	59 Minutes	56.8 Miles

- Google Maps 2023

## Traffic Counts

<b>Highway 34</b>	29,000 VPD
<b>West 10th Street</b>	22,000 VPD
<b>Highway 257</b>	14,000 VPD

- CDOT 2022



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## For More Information Please Contact

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