



OFFICE SUITE AVAILABLE

10TH STREET CORRIDOR

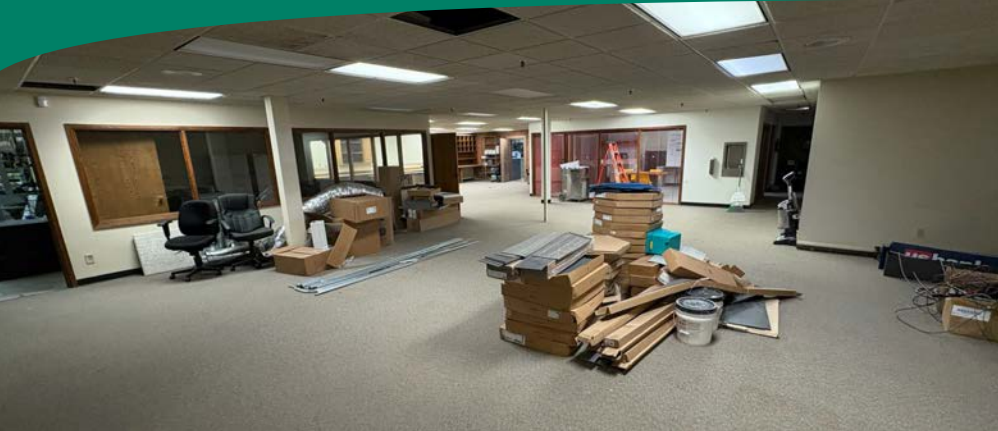
PROPERTY TYPE: **OFFICE**
AVAILABLE: **4,970 SF (LOWER LEVEL)**
LEASE RATE: **\$9.00/SF NNN**
EST'D EXPENSES: **\$12.07/SF**
UTILITIES: **TENANT RESPONSIBILITY**

FEATURES:

- Single-tenant professional office suite on lower level available
- 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
- Available November 2025

FEATURED PROPERTY

3690 W. 10TH STREET • GREELEY, CO 80634



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NICK BERRYMAN Broker/Partner

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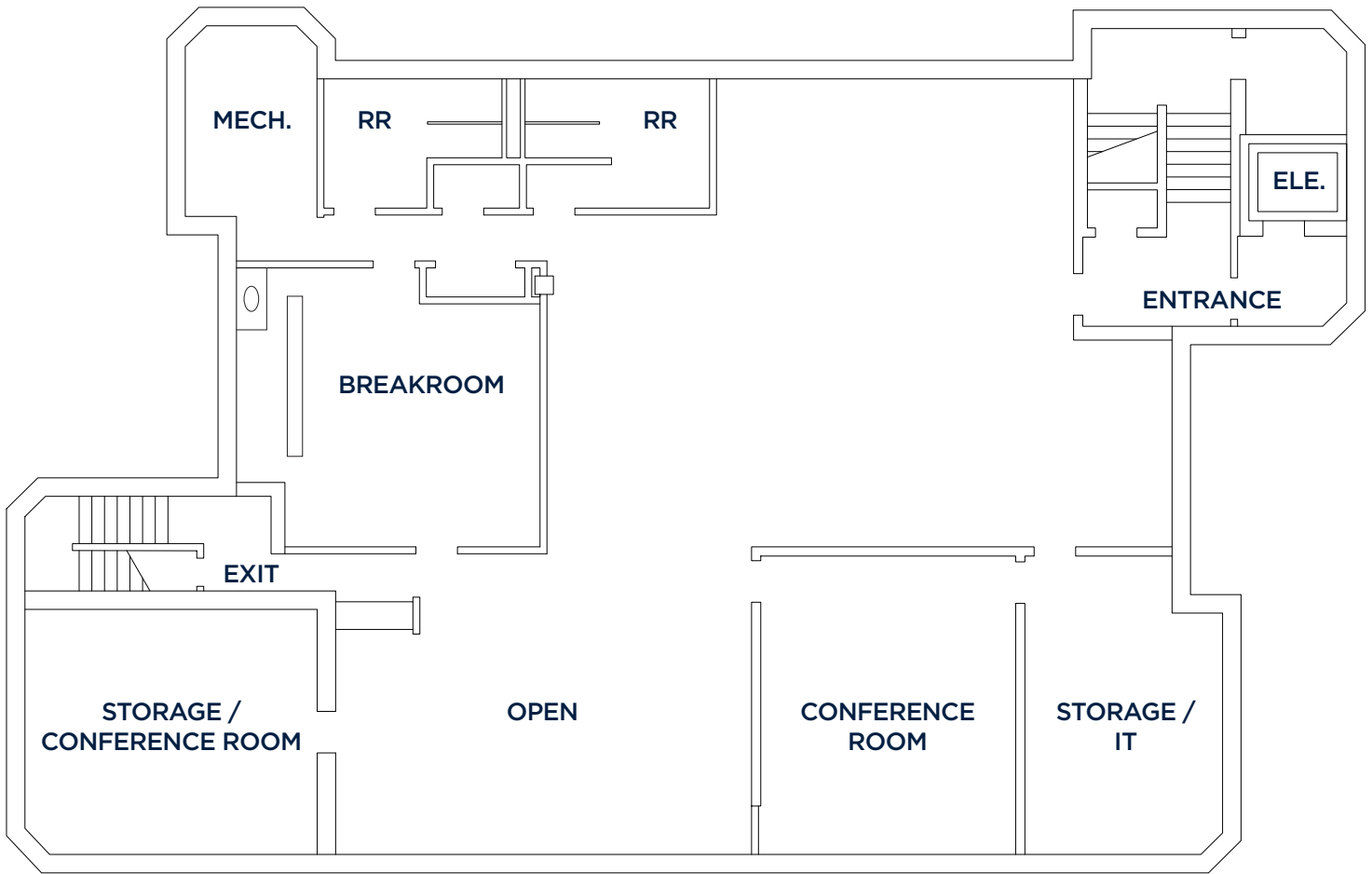
REED SEDINGER Broker

970.346.9900

rsedinger@realtecgreeley.com

FLOOR PLAN & DEMOGRAPHICS

3690 W. 10TH STREET • GREELEY, CO 80634



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

19.1

MILES
TO LOVELAND

30.6

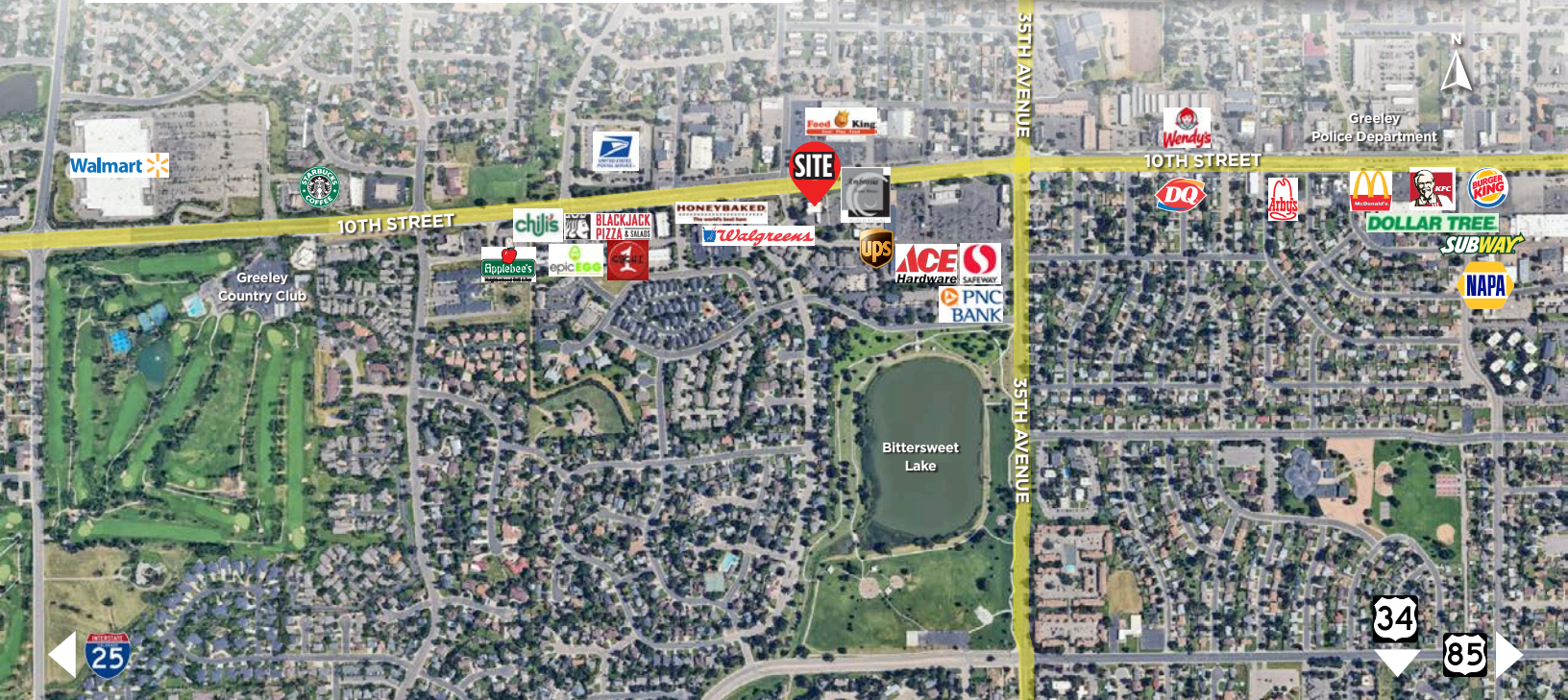
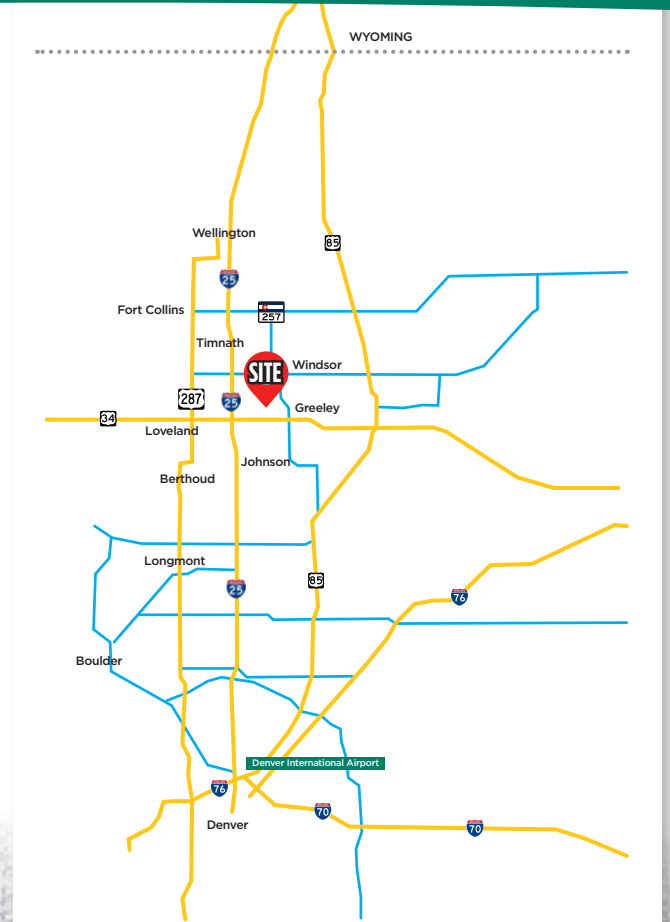
MILES
TO FORT COLLINS

51.9

MILES
TO CHEYENNE

56.0

MILES
TO DENVER
INTERNATIONAL
AIRPORT



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
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Greeley

1711 61st Avenue, Suite 104
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