

P R O M O N T O R Y

# Office Campus

1555 - 1557 Promontory Circle

GREELEY, COLORADO



## Three Large Office Buildings FOR SALE OR LEASE

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.

**CBRE**



# Property Details

## For Sale or Lease

### NORTH BUILDING

**Building Size:** 144,367 SF  
**For Lease:** 1st and 2nd Floors  
**Available:** 15,000 - 83,180 SF  
**Stories:** 3

### CENTRAL BUILDING

**Building Size:** 163,462 SF  
**For Lease:** Entire Building  
**Available:** 163,462 SF  
**Stories:** 5

### SOUTH BUILDING

**Building Size:** 117,863 SF  
**For Lease:** Entire Building  
**Available:** 117,863 SF  
**Stories:** 3

## The Details

**SALE PRICE:** Call Broker for Details  
 (Entire 3 Building Campus is for Sale)

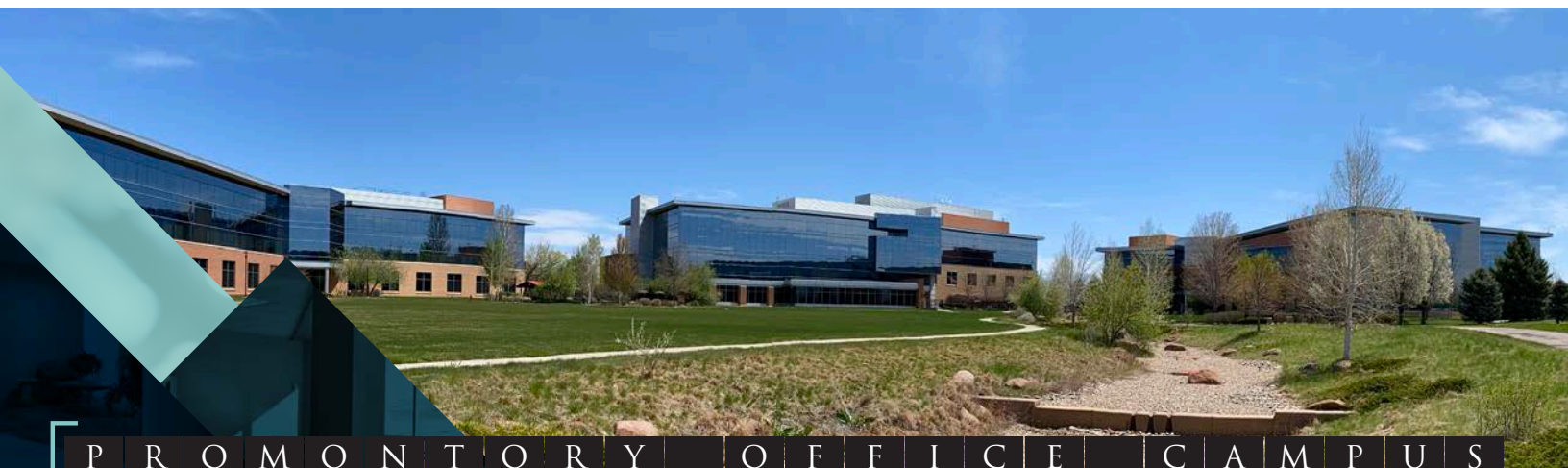
**LEASE RATE:** \$16.00/SF NNN

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

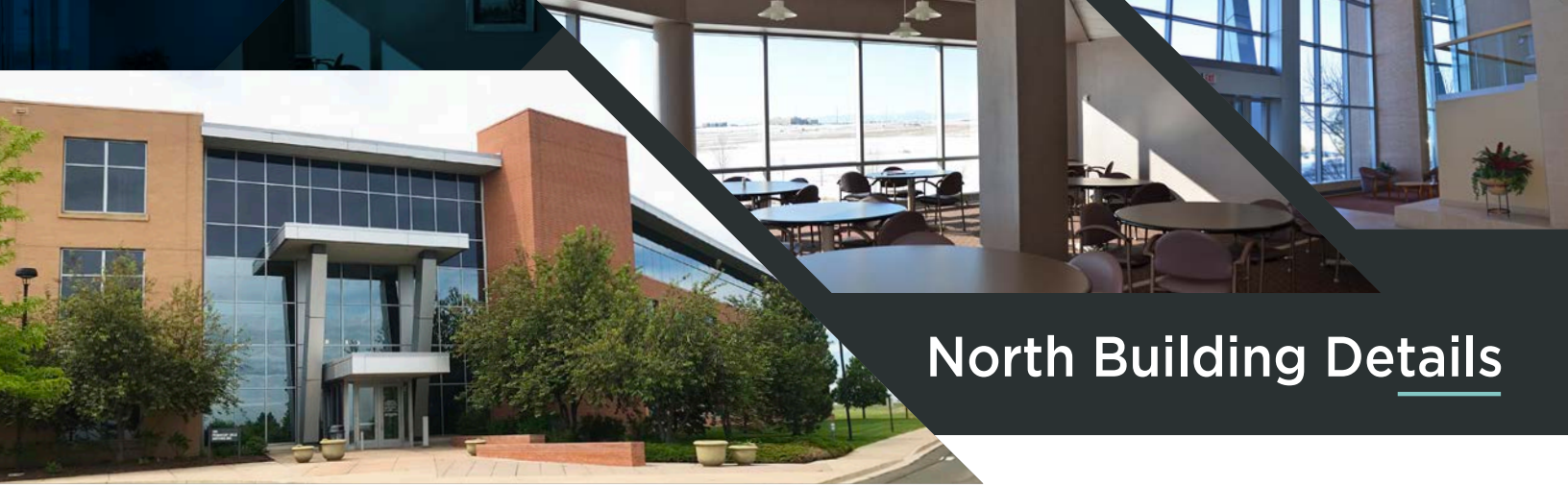
**TELECOM PROVIDER:** Century Link for Land Lines

## 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
- Panoramic views of the front range
- Centrally located between Greeley, Loveland & Windsor
- Less than 8 miles from I-25 and Hwy 34 intersection



P R O M O N T O R Y   O F F I C E   C A M P U S



# North Building Details

## North Building

### CONSTRUCTION

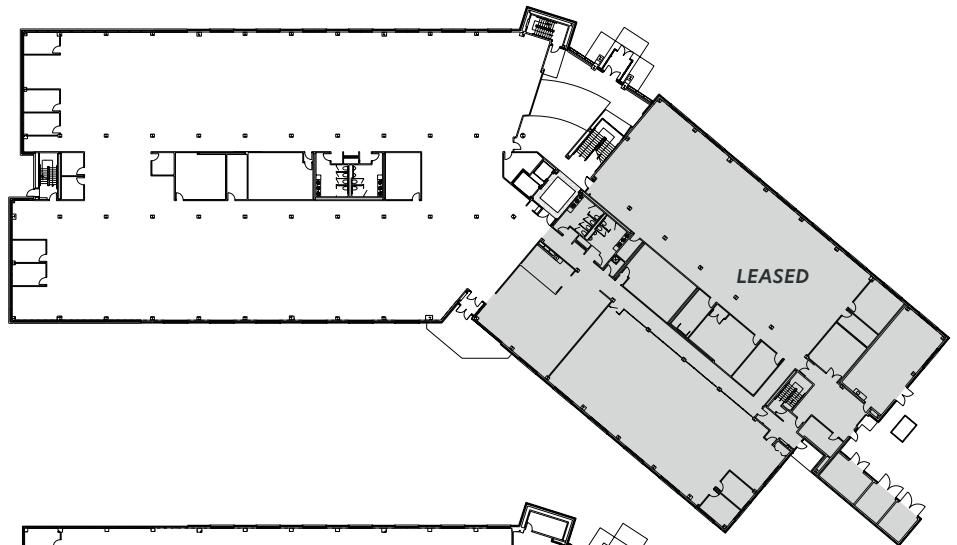
Exterior:	Brick, Glass, Metal
Roof:	TPO
Parking:	Yes, Asphalt
OHD/Dock Doors:	No
Power:	480/240/120, Generator, UPS

### INTERIOR FINISHES

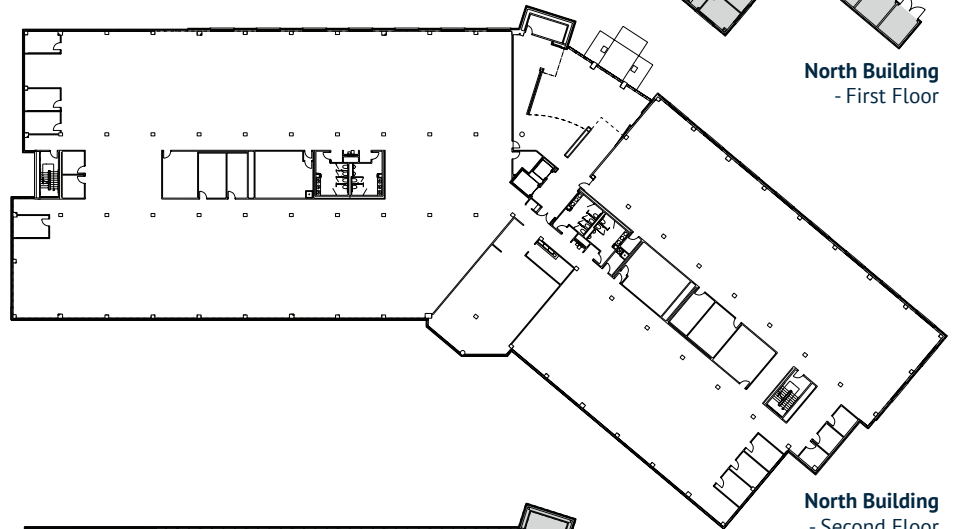
Restrooms:	12
Elevators:	2 - Passenger
Electrical:	PVE Power
Fire & Life Safety:	Yes, Sprinklers, Fire Extinguishers

### UTILITIES

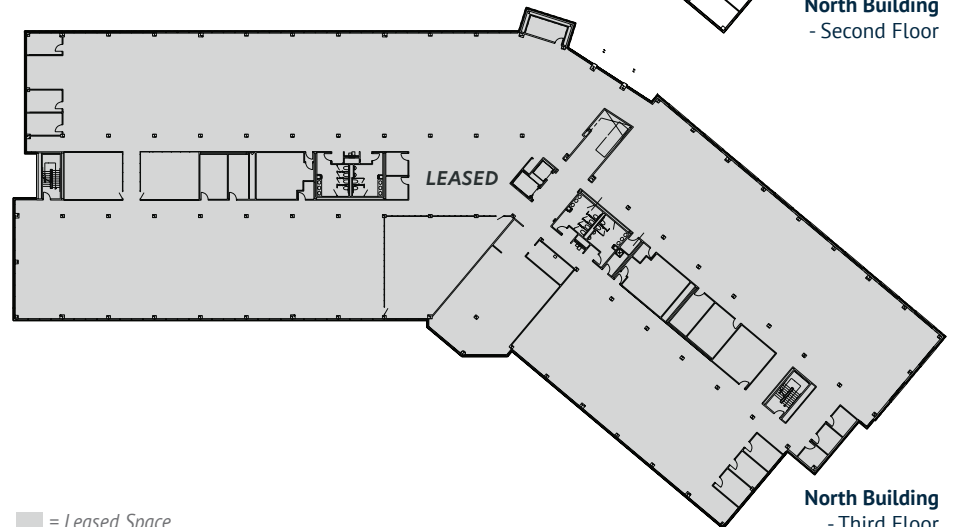
Fiber:	Yes
Water:	City of Greeley
Electricity:	Poudre Valley REA
Gas:	Xcel Energy
Dock:	No



North Building  
- First Floor



North Building  
- Second Floor



North Building  
- Third Floor

■ = Leased Space

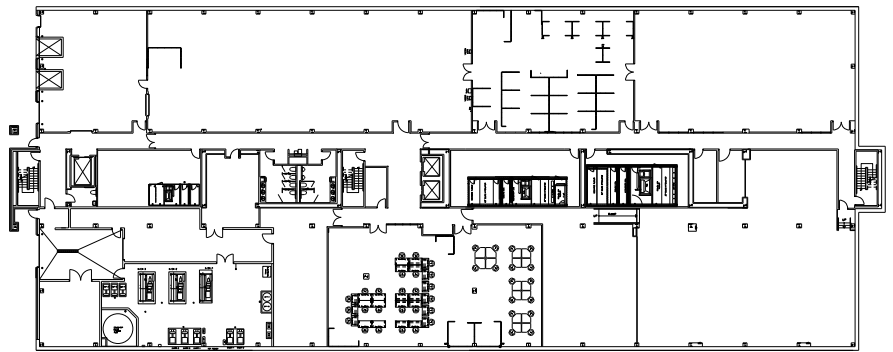


# Central Building Details

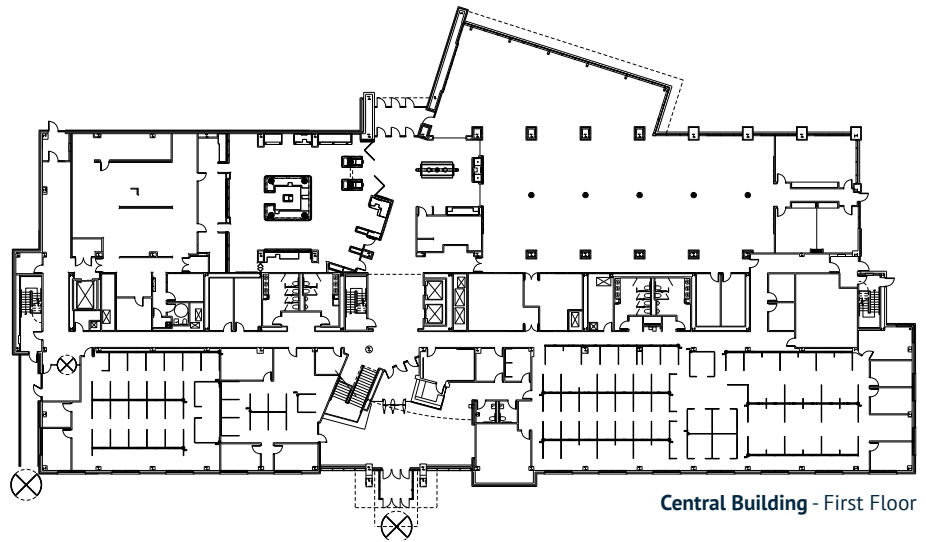
## Central Building

### CONSTRUCTION

<b>Exterior:</b>	Brick, Glass, Metal
<b>Roof:</b>	TPO
<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

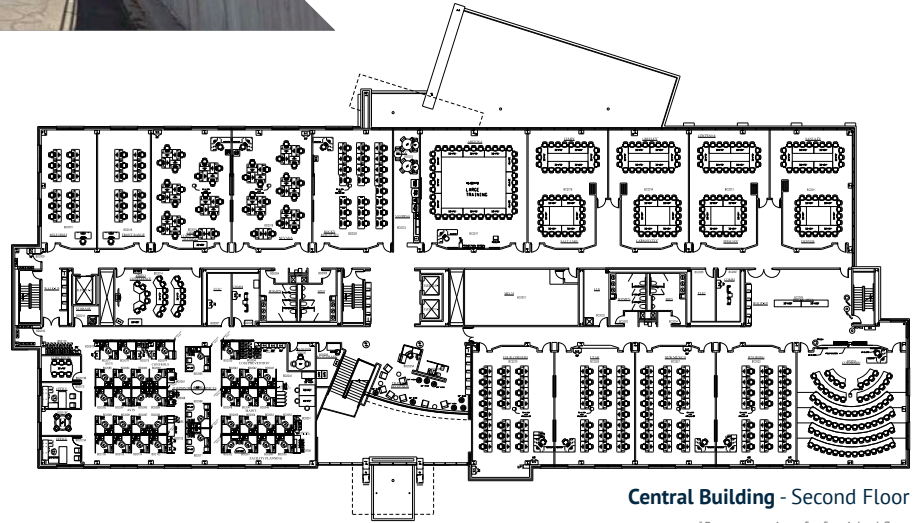




# Central Building Details

## Central Building

- Restrooms: 19
- Elevators: 3 – 2 Passenger, 1 Freight
- Electrical: PVE Power
- Fire & Life Safety: Yes, Sprinklers, Ansil System, Fire Extinguishers
- HVAC: 3 Chillers, 6 Boilers, 5 AHU's, 1 RTU

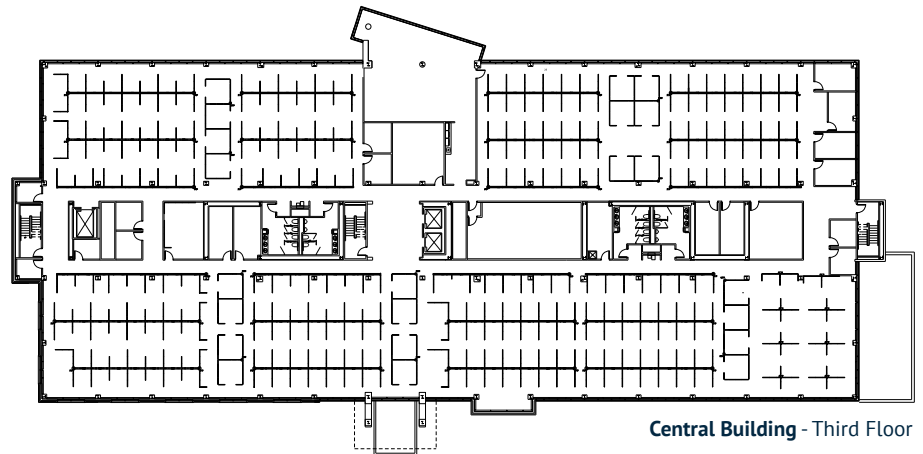


Central Building - Second Floor

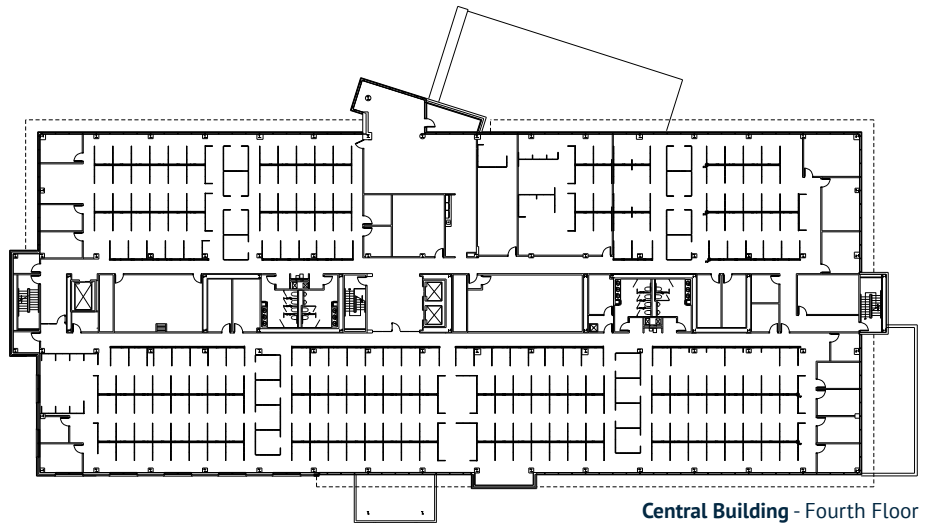
*\*Representative of a furnished floor*

## UTILITIES

- Fiber: Yes
- Water: City of Greeley
- Electricity: Poudre Valley REA
- Gas: Xcel Energy
- Dock: Yes



Central Building - Third Floor



Central Building - Fourth Floor



# South Building Details

## South Building

### CONSTRUCTION

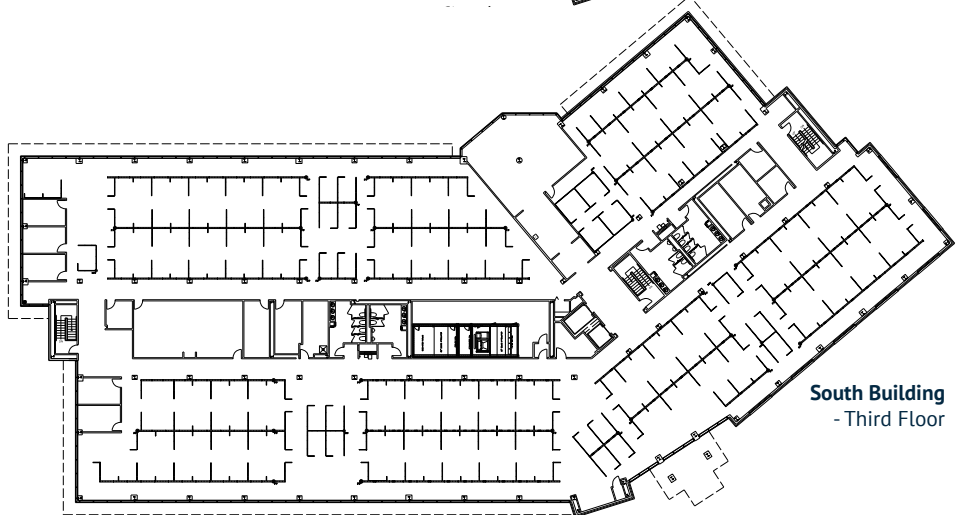
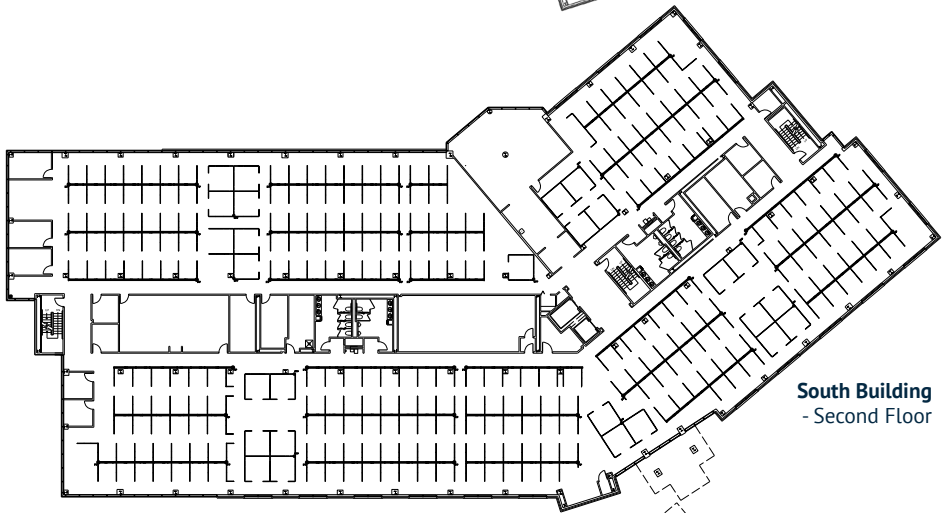
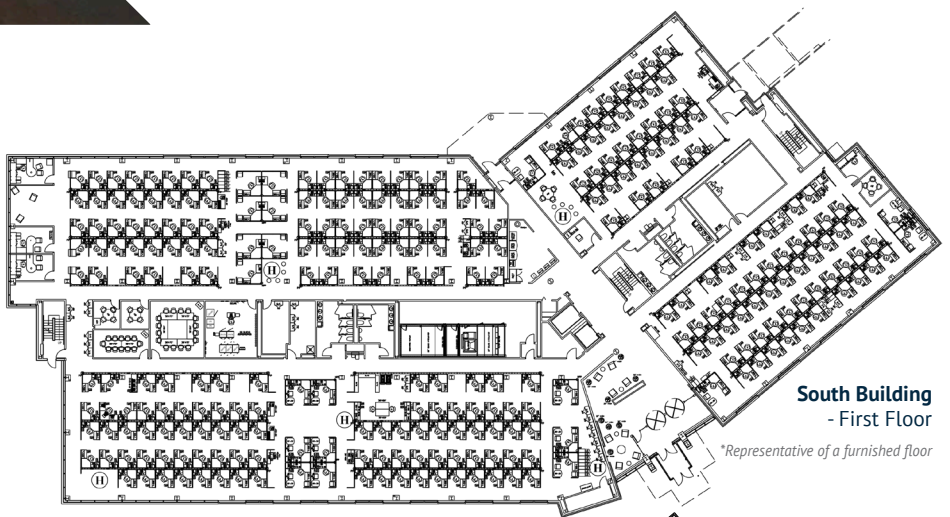
- Exterior: Brick, Glass, Metal
- Roof: New Roof (2023)
- Parking: Yes, Asphalt
- OHD/Dock Doors: No
- Power: 480/240/120, Generator, UPS

### INTERIOR FINISHES

- Restrooms: 12
- Elevators: 2 - 1 Passenger, 1 Freight
- Electrical: PVE Power
- Fire & Life Safety: Yes, Sprinklers, Fire Extinguishers

### UTILITIES

- Fiber: Yes
- Water: City of Greeley
- Electricity: Poudre Valley REA
- Gas: Xcel Energy
- Dock: No





# Location Details

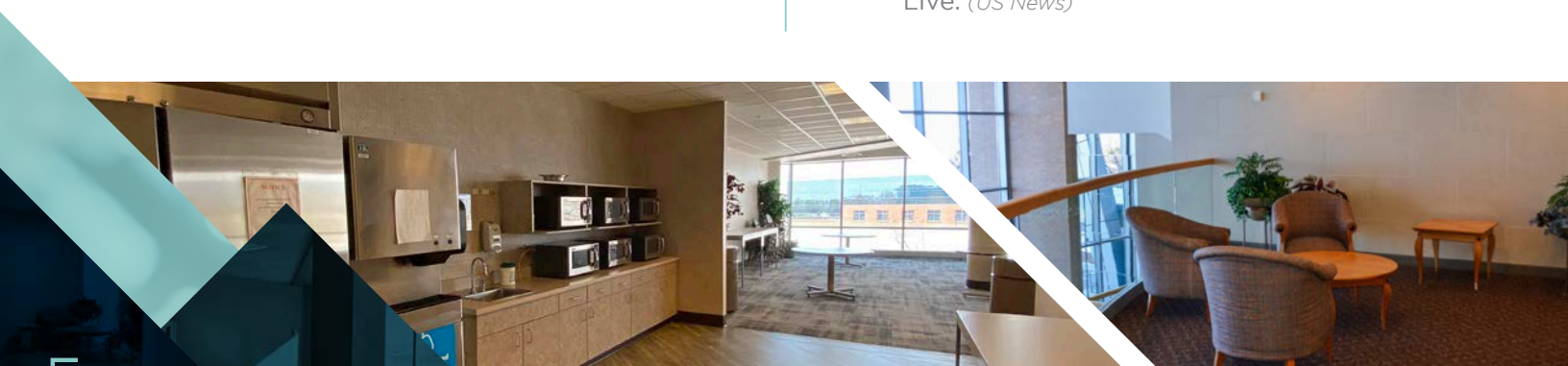


## Greeley at a Glance

- 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, 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)*



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# Location Overview



## Area Demographics

3 MILES	5 MILES	10 MILES
<b>Estimated Population</b>		
10,855	50,372	267,403
<b>Estimated Households</b>		
3,588	18,498	95,973
<b>Average Household Income</b>		
\$135,857	\$133,497	\$119,375

- ESRI 2025

## Area Drive Times

I-25	10 Minutes	8 Miles
DIA	55 Minutes	61.4 Miles
Denver	59 Minutes	56.8 Miles

- Google Maps 2025

## Traffic Counts

Highway 34	30,000 VPD
West 10th Street	22,000 VPD
Highway 257	14,000 VPD

- CDOT 2023

## For More Information Please Contact

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