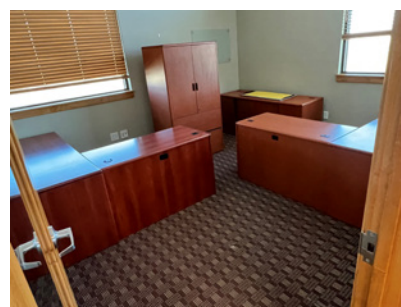
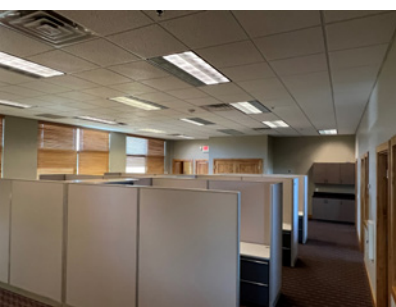




AVAILABLE FOR LEASE

1801 59TH AVENUE

SUITE 202 | GREELEY, COLORADO 80634



2,292 SF PREMIER OFFICE SPACE FOR LEASE

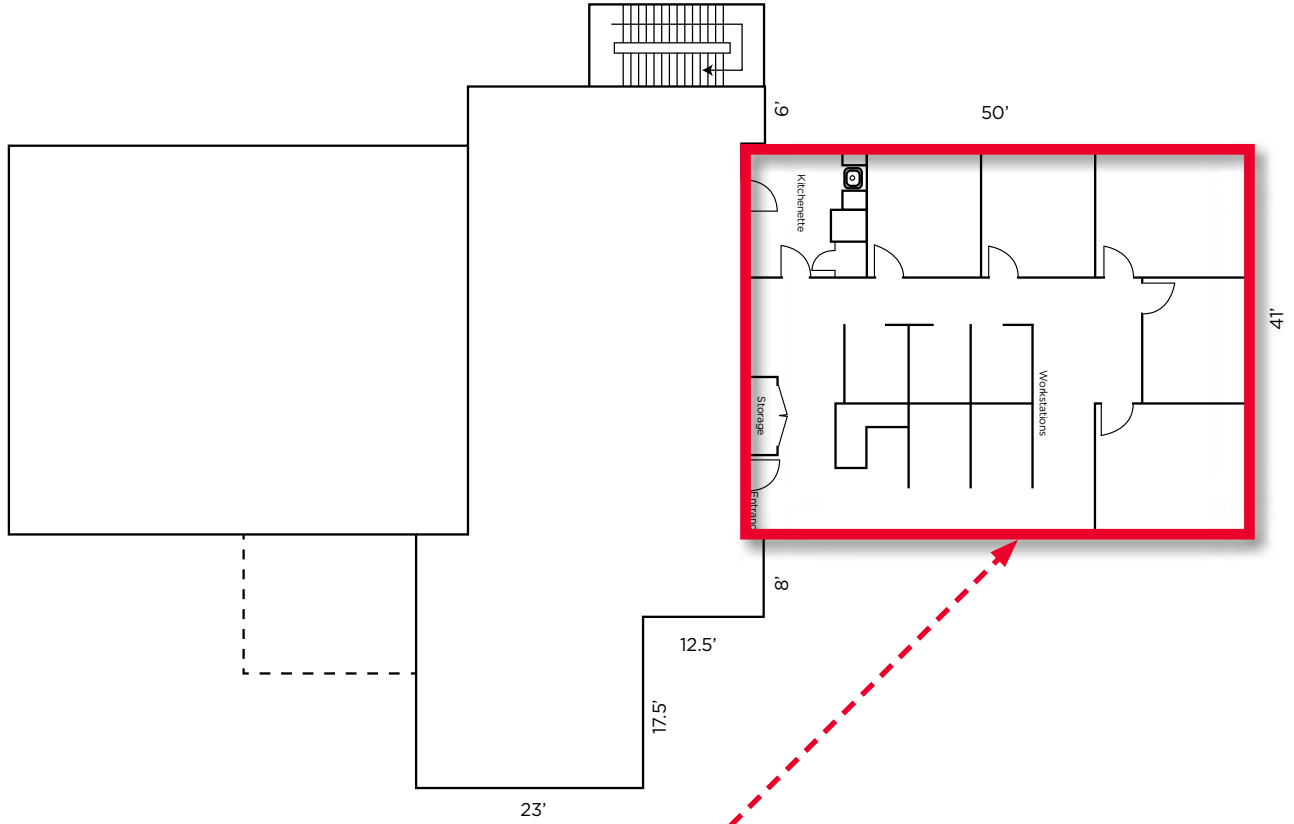
Lease Rate: \$14.00 - \$15.00/SF NNN | Estimated NNN Expenses: \$11.30/SF

This premiere office space is available above the First Advantage Bank near the intersection of 20th Street and 59th Avenue. This space includes an open work space, a break room, a large conference room, great natural lighting, and it will be updated with new paint and carpet. The location along 20th Street provides easy access to Highway 34 and a prime spot in the expanding market of West Greeley. Please contact the listing brokers for more details.

PROPERTY FEATURES

- Total Building Size** 12,496 SF
- Available Size** 2,292 SF (Suite 202)
- Year Built** 2004
- Zoning** Commercial

SECOND FLOOR PLAN



WELD COUNTY

3RD LARGEST COUNTY in Colorado

ABOUT WELD COUNTY

Welcome to beautiful Weld County — home to 32 incorporated municipalities, including growing cities, charming towns, thriving businesses and thousands of acres of prime agricultural land.

As Colorado's third largest county, Weld County covers 4,016 square miles in the northern part of the state and is larger than the size of Rhode Island, Delaware and the District of Columbia combined so while 325,000 people call Weld County home, we still have plenty of room for growth.

The climate is dry and generally mild with warm summers, mild winters and a growing season of approximately 138 days. The land surface is fairly level in the east, with rolling prairies and low hills near the western border. Elevations in the county range from 4,400 to 5,000 feet. The South Platte River and its tributaries, the Cache la Poudre, the Big Thompson, the Little Thompson, the St. Vrain, and other smaller streams, flow into Weld County from the south and west, leaving the county on the east. With available services, location, resources and livability, Weld County offers unbounded opportunity for families to live, work and play. We have one more important ingredient as well: a positive attitude toward growth. For information regarding Weld County demographics, please visit Planning and Zoning, look under the Helpful Information section. We love being here, and we'd love having you here too!

Source: weld.gov

KEY INDUSTRY CLUSTERS



DEMOGRAPHIC HIGHLIGHTS

Weld County Region
Source: Esri.



Total Population (2022)

348,987



Total Households

120,737



Per Capita Income

\$37,756



Median Age

35.5



Median Disposable Income

\$86,405



Total Square Miles

4,017

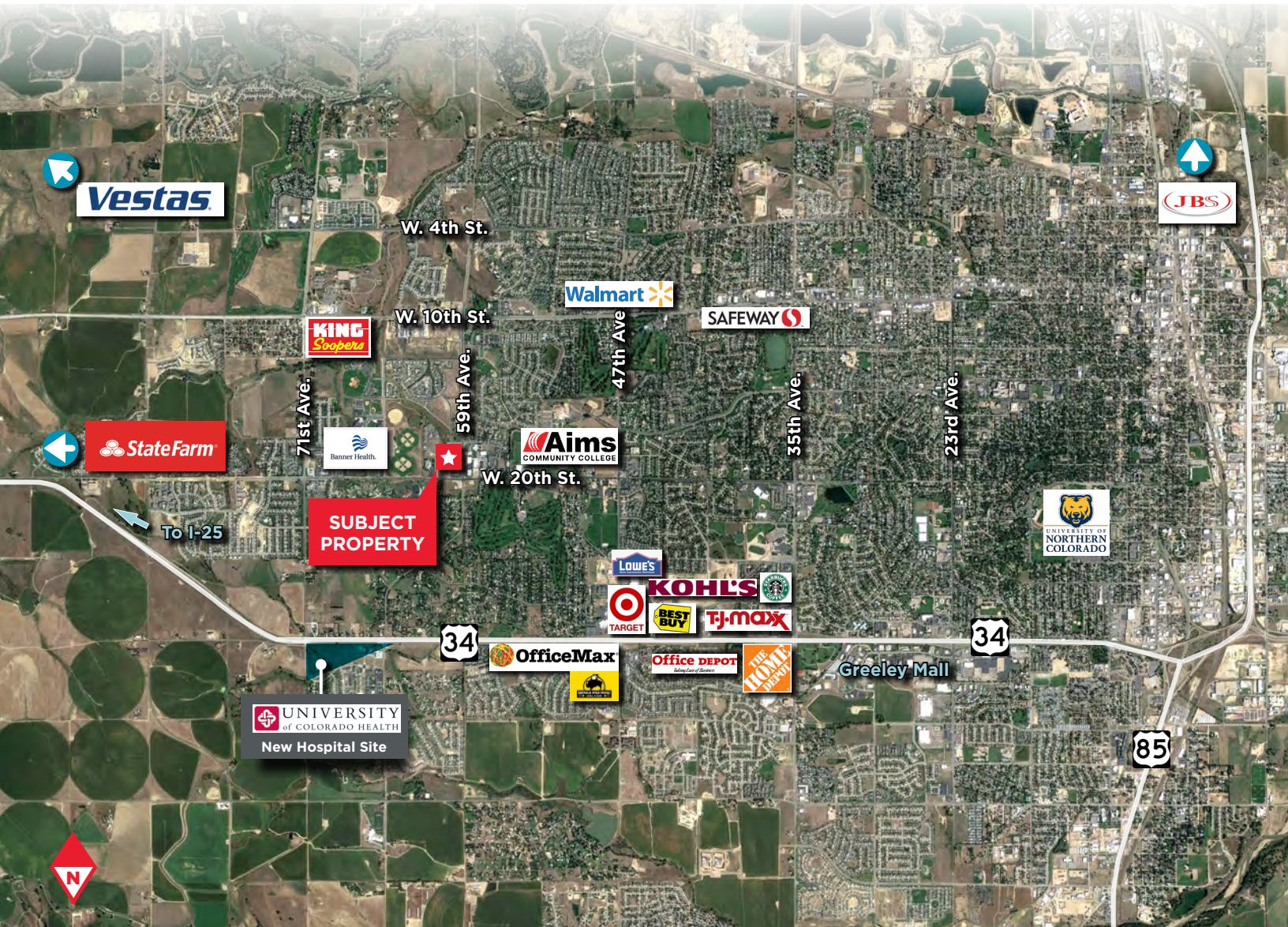
1801 59TH AVENUE

SUITE 202 | GREELEY, COLORADO 80634

POPULATION	1 Mile	3 Miles	5 Miles	HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2023 Population (Pop.)	7,063	65,595	131,247	2023 Households (HH)	2,728	24,890	47,711
2028 Projected Pop.	7,575	69,892	139,162	2028 Projected HH's	2,924	26,501	50,621
Pop. Growth ('23-'28)	1.4%	1.3%	1.2%	HH Growth ('23-'28)	1.4%	1.3%	1.2%

Source: CoStar, 2024

Source: CoStar, 2022



For more information, please contact:

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