

**BITTERSWEET PLAZA**

1140 38TH AVENUE | GREELEY, COLORADO 80634

**CLASS A OFFICE BUILDING****5,148 RSF CLASS A OFFICE BUILDING AVAILABLE FOR SALE OR LEASE**

Sale Price: \$175.00/SF | Entire Building or Single Condo Sale Options

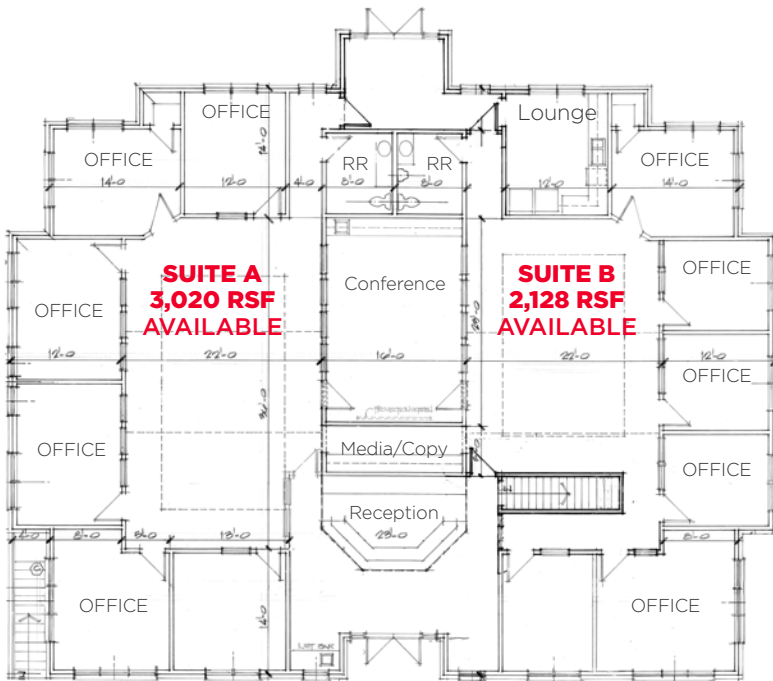
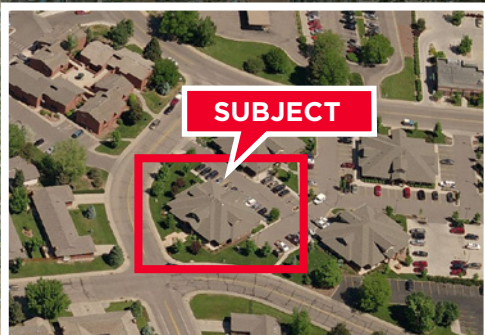
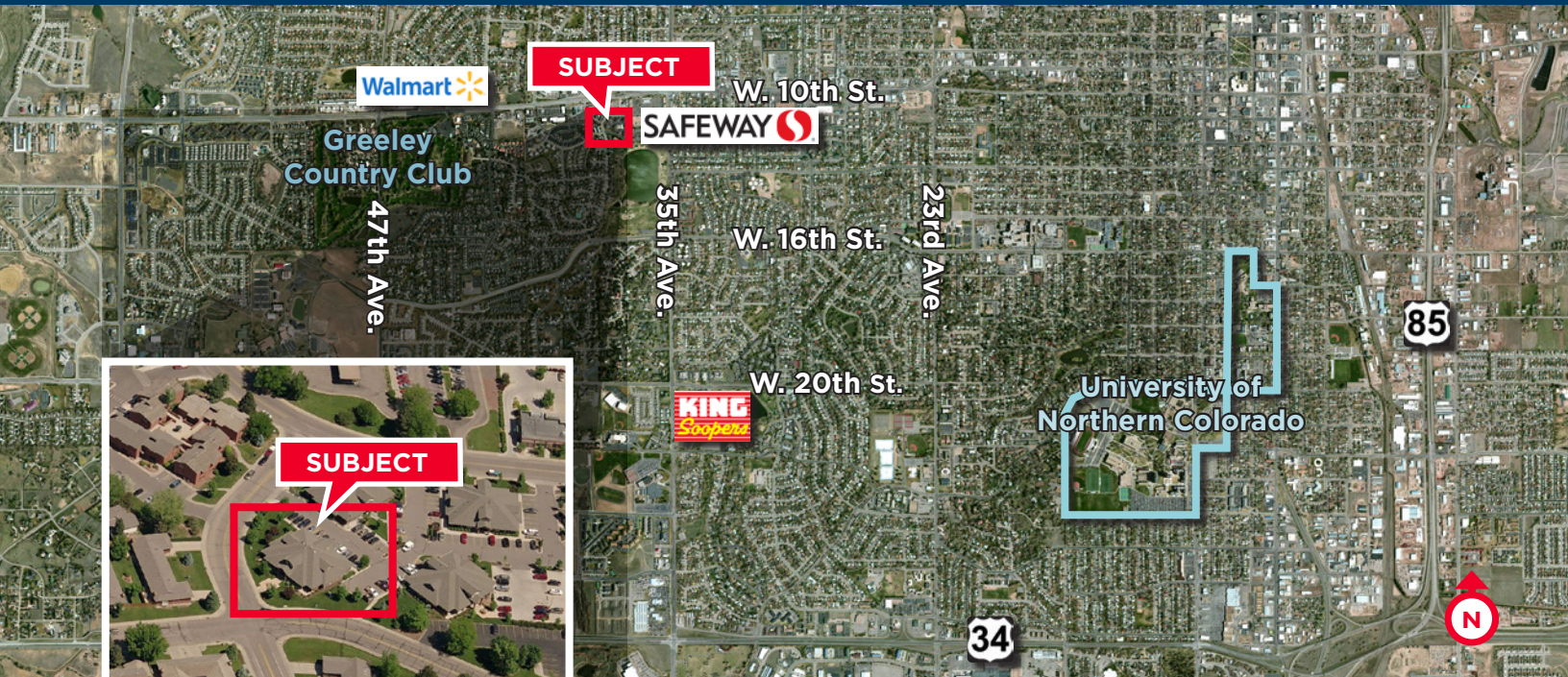
Lease Rate: \$14.50/SF NNN | NNN Expenses: \$7.25/SF

The Bittersweet Plaza Office Park offers a unique opportunity for professional office users in the central Greeley market. The building presents a very professional appearance both inside and out. Beautiful views, close proximity to the lake and Bittersweet park, and various restaurant and retail amenities along the 10th Street corridor surround this location. The current open floor plan allows for a variety of configurations of workstations, conference space and private offices. Suites A & B are available individually to accommodate smaller office users and the finished basement meeting/storage area is a great amenity. *Please see reverse for aerial, floor plan and additional property information.*



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## BUILDING DETAILS

<b>Building Size</b>	5,148 RSF	<b>Year Built</b>	2001
<b>Site Size</b>	0.14 Acre	<b>Stories</b>	1
<b>Finished Basement*</b>	1,672 RSF	<b>Building Class</b>	A

\*Not included in building size

## PROPERTY HIGHLIGHTS

- Excellent location and close to primary employers and numerous amenities
- Easy access to Business US Highway 34
- Well-maintained and mature office park
- Clean building with updated office space
- Large windows and ample amounts of natural light
- Finished basement meeting/storage space

For more information, please contact:

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