

FOR SALE/LEASE

4795 Larimer Parkway
Johnstown, CO

JOHNSTOWN PLAZA MEDICAL, CLINICAL & PROFESSIONAL OFFICE

AVAILABLE

2,729-9,329 RSF

LEASE RATE

\$22.50/SF NNN

SALE PRICE
(SUITE 100)

\$2,420,000



FEATURES:

- Suite 100 - 6,600 RSF: Entire first floor with expansive lobby/waiting area, high-end medical finishes, 10 exam rooms, procedure rooms, nurses station, x-ray room, 3 restrooms and 7 offices - available for sale or lease
- Suite 210 - 2,729 RSF: 5 offices along the window line, open work area, reception area, break room, storage areas and 2 private patios (not included in SF) - available for lease
- Located in the rapidly expanding Johnstown Plaza Development adjacent to medical, financial and professional services
- Excellent access from HWY 34; immediately south of highway

REALTEC
COMMERCIAL REAL ESTATE SERVICES

Ron Kuehl

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Jamie Globelnik

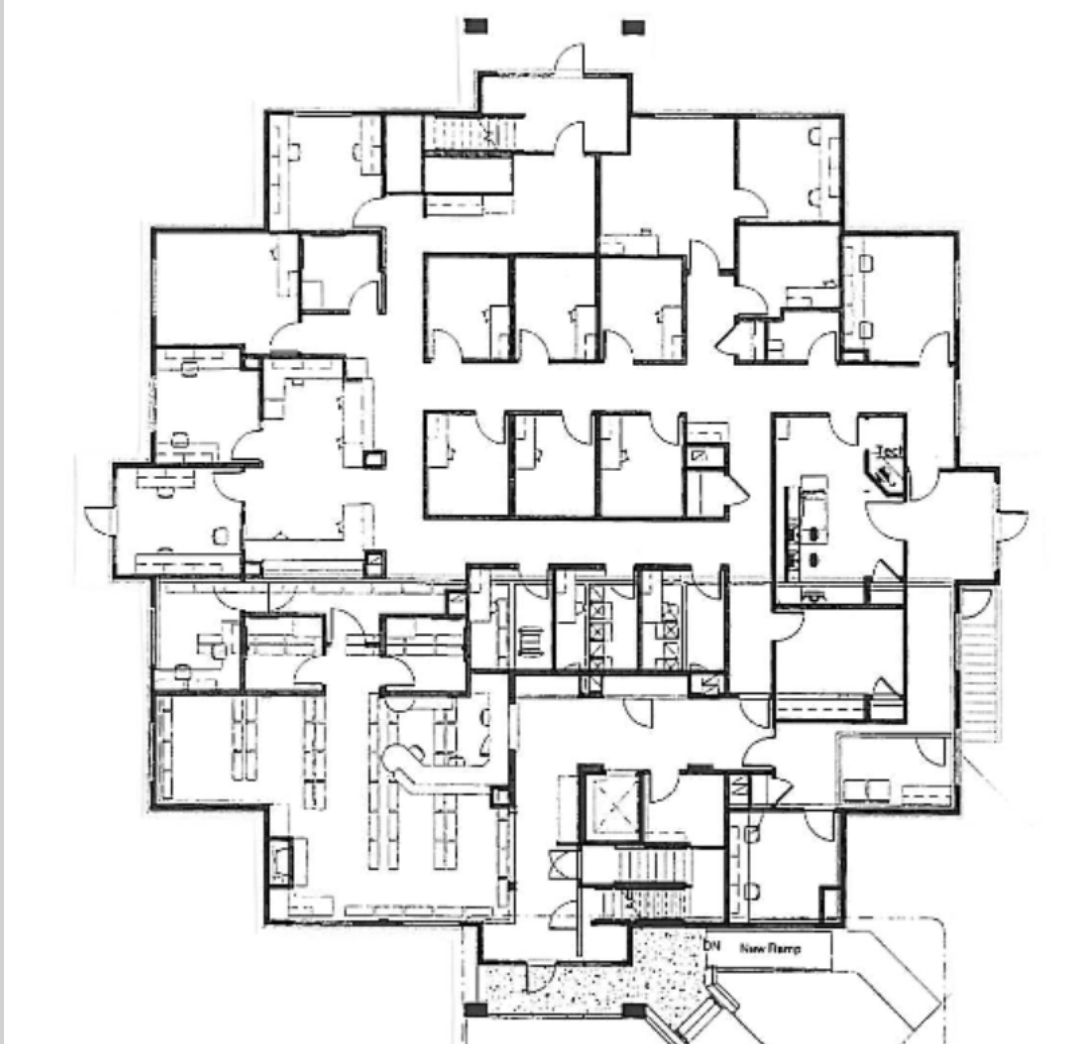
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4795 Larimer Parkway
Johnstown, CO

FIRST FLOOR LAYOUT 6,600 RSF



BUILDING FEATURES:

- Exterior monument signage available
- Located at the I-25 and U.S. 34 interchange with a population of over 240,000 people within a ten-mile radius

Fort Collins

712 Whalers Way, Bldg. B, Suite
300 Fort Collins, CO 80525
970-229-9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970-593-9900

Greeley

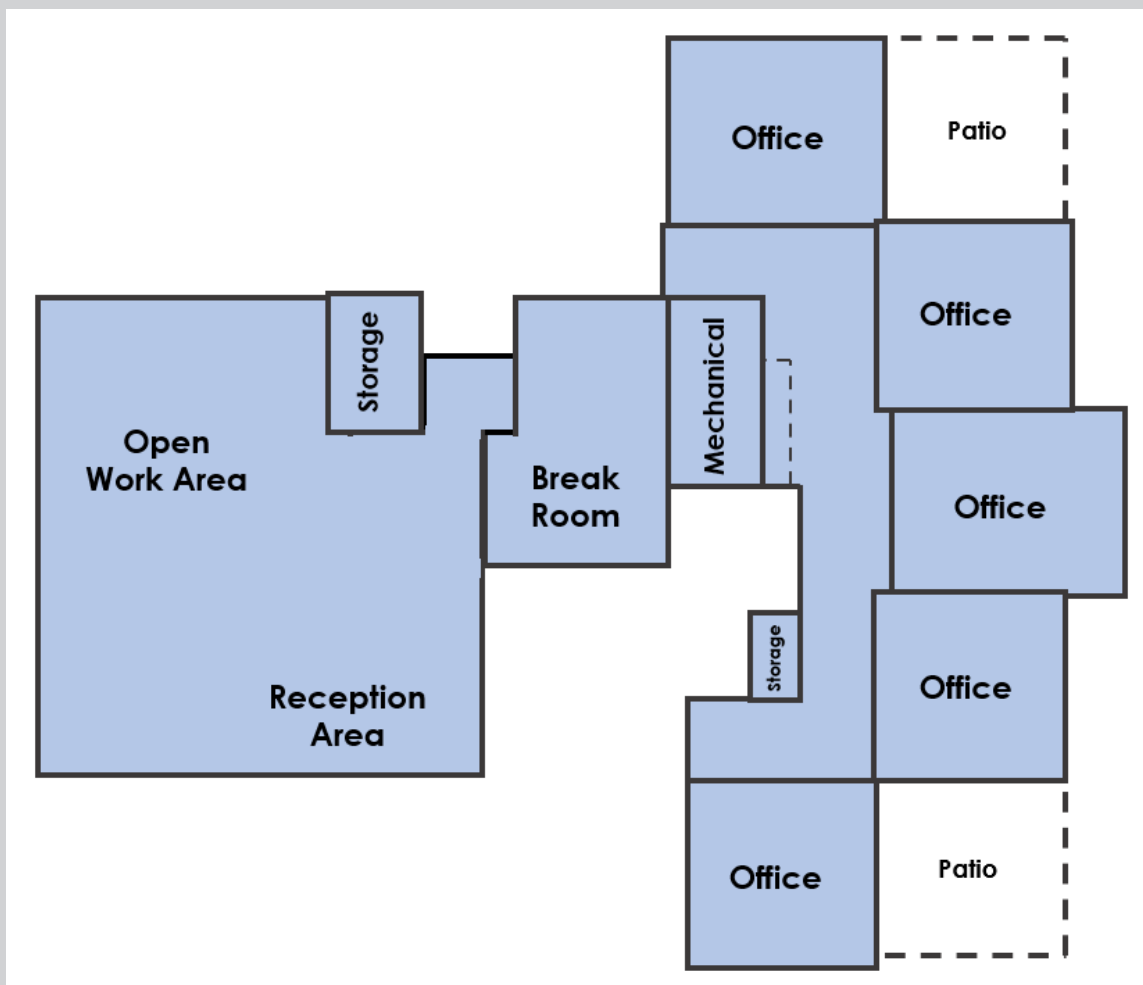
1711 61st Ave, Suite 104
Greeley, CO 80634
970-346-9900

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4795 Larimer Parkway
Johnstown, CO

SUITE 210 LAYOUT 2,729 RSF



ADDITIONAL FEATURES:

- Join Colorado Spine Institute, Northern Colorado Rehabilitation Hospital, UCHealth, Kaiser, Good Day Pharmacy, Thompson Valley Pediatrics and Arete Surgical Center
- Retail amenities include Starbucks, Bonefish Grill, Lazy Dog Bar and Grill, Scheels and Bank of Colorado, plus many additional restaurants and shops

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