

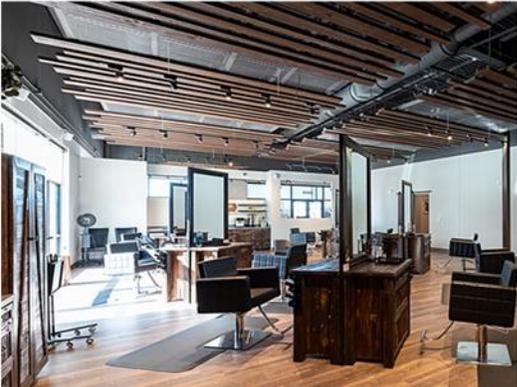
**YOUR
SIGN**



**GROW YOUR BUSINESS WITH A
BETTER LOCATION**

- ✓ **A Thriving Retail Destination**
- ✓ **Higher Customer Demand**
- ✓ **More Affluent Demographics**
- ✓ **Better Visibility & Easier Access**
- ✓ **More SQ FT & Flexible Layout to Scale your Business**

4862 Thompson Pkwy,
Johnstown, CO 80534
(End Suite, Bldg E2)



PREMIUM RETAIL-OFFICE SPACE FOR LEASE

4862 Thompson Pkwy (End Suite), Johnstown, CO 80534

OVERVIEW:

- 4,940 SQ FT SUITE—NOW AVAILABLE
- CURRENT LAYOUT: 11+ Rooms/Areas (Main Salon, Retail/Reception, Nail Space, Upscale Barber Space, Spa Rooms, Pvt Bathrooms, Break Area & Bar, & Offices)
- SUB-LEASE, TERMS ARE NEGOTIABLE (SUB-DIVIDING IS AN OPTION)
- RENT
 - BASE RENT: \$2.57/SF/Mo (\$12,679/Mo)
 - NNNs: est \$2.03/SF/Mo (\$10,028/Mo est)

*NNNs include: taxes, insurance, utilities, water & sewer, trash, fire alarm, repairs & maintenance, Johnstown Plaza LLC Assoc dues, snow removal, site lighting, site irrigation, Christmas lights, etc.
- Located in The Johnstown Plaza (an ever-expanding, high-end shopping center surrounded by surging new residential and commercial development in the area)

CALL FOR DETAILS:

JB

BROKER CONTACT

JARRETT BECK, MBA

☎ (970)699-0422

✉ Jarrett.Beck@Remax.Net

125 S Howes St, Suite 120,
Fort Collins, CO 80521

See Listing at: <https://www.loopnet.com/Listing/4860-4874-Thompson-Pky-Johnstown-CO/38537189/>

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