

5,651 SF FOR SALE OR LEASE

4775 LARIMER PARKWAY UNITS 2 & 4

Johnstown, CO 80534



Sale Price: \$1,200,000 (\$212/SF)

Lease Rate: \$17.00/SF NNN





ABOUT THE PROPERTY

This high-end professional or medical office is strategically located just off Highway 34, adjacent to the very desirable 2534 master planned mixed-use community. This second-floor 5,651 square foot professional suite has high-end finishes and custom woodwork in a well-maintained office park with plenty of onsite parking. The building is situated near medical facilities such as Northern Colorado Rehabilitation Hospital and is surrounded by many restaurants, retailers, hotels, and banks. Please contact the listing brokers for additional information.

PROPERTY FEATURES

AVAILABLE SIZE

5,651 SF

ZONING

PUD 2534

YEAR BUILT

2008

PROPERTY HIGHLIGHTS

2 CONFERENCE ROOMS

GAS FIREPLACE AND WINE COOLER IN AN EXECUTIVE OFFICE

ELEVATOR ACCESS

ENCLOSED SECURE STORAGE AREA

PRIVATE RESTROOMS
(ONE WITHIN AN EXECUTIVE OFFICE)

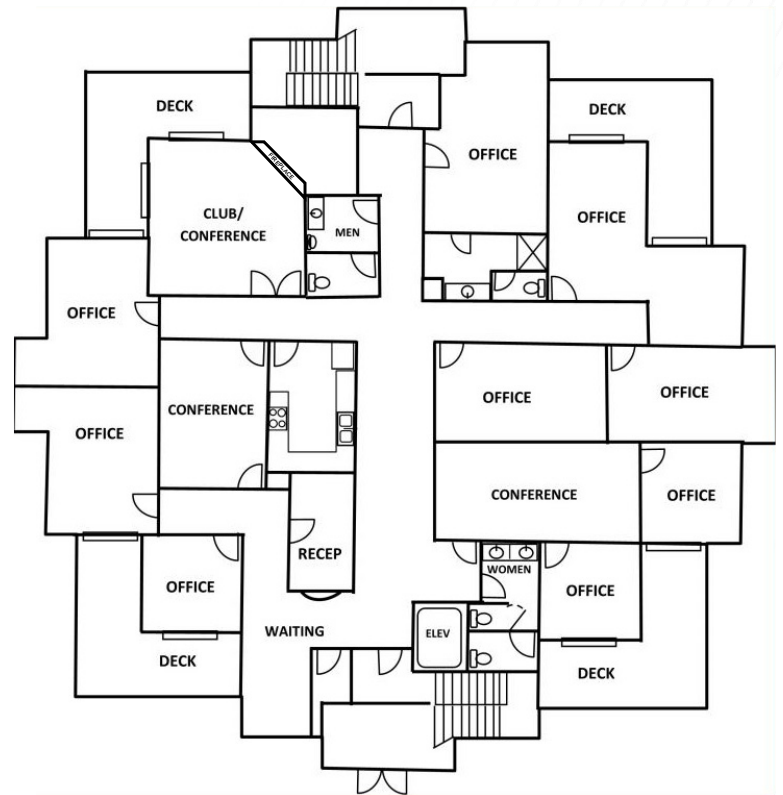
RECEPTION WAITING AREA

4 PRIVATE BALCONIES

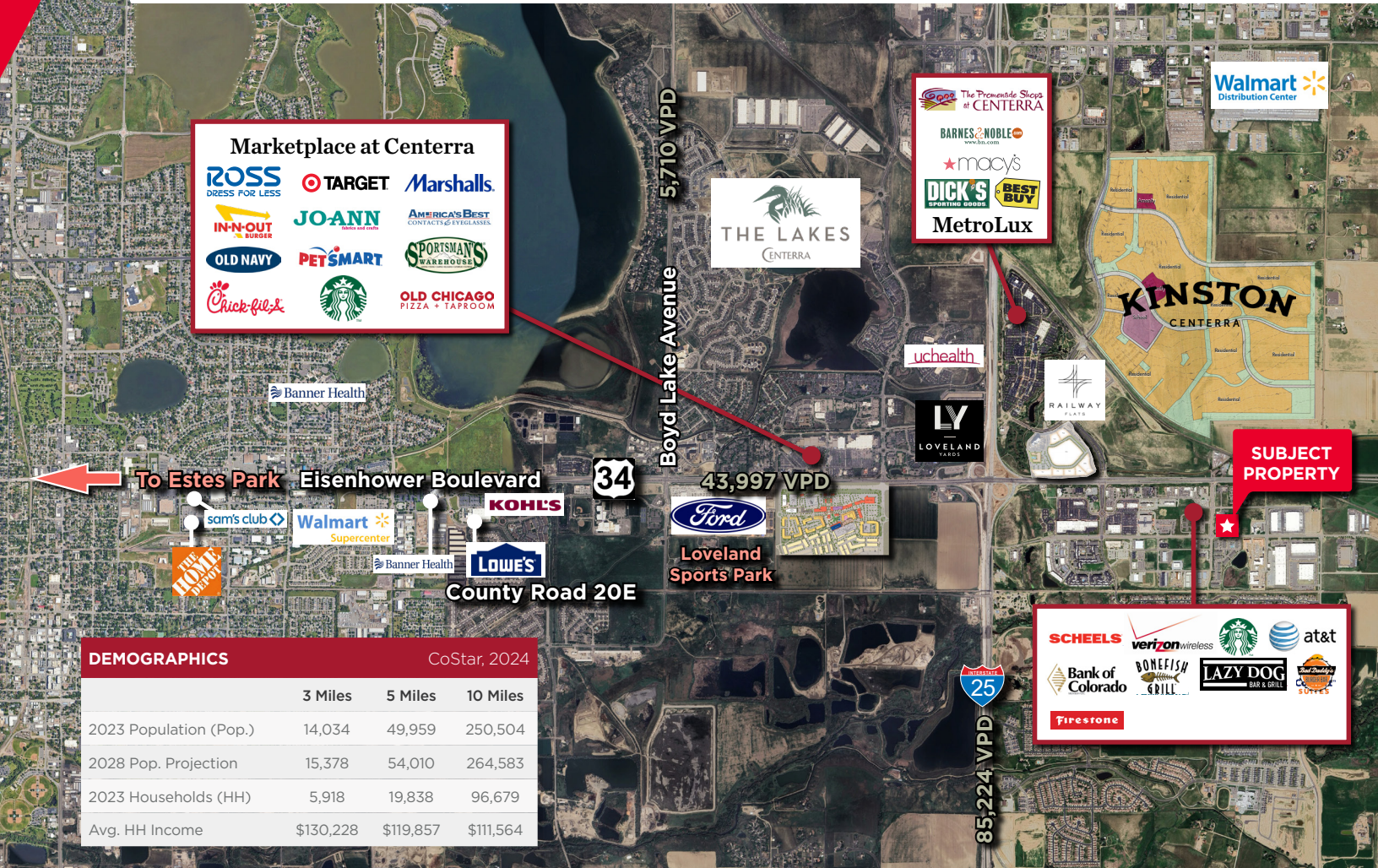
LARGE FULL KITCHEN BREAK ROOM

OUTSTANDING LOCATION SURROUNDED BY AMENITIES

SECOND LEVEL FLOOR PLAN



DEMOGRAPHICS



FOR MORE INFORMATION, PLEASE CONTACT

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