

2534 MEDICAL / SURGICAL CENTER

JOHNSTOWN PLAZA | LARIMER PROFESSIONAL PLAZA



PRICE REDUCED \$250,000!

FOR SALE \$4,250,000 |
\$22 - \$26/SF NNN Suites For Lease
Turn Key Clinic with High End Finishes

13,687 SF | \$311/SF
4450 Union Street
Johnstown, CO



2534 Medical / Surgical Center | Johnstown, CO

\$4,250,000 | 13,687 SF Out Patient Surgical Center | \$311/SF
For Lease: 2,928 - 11,700 RSF | \$22 - \$26/SF NNN

Executive Summary

LC Real Estate Group is proud to present a premier investment and owner-user opportunity in the heart of Northern Colorado. This exceptional turn-key medical and surgical facility, strategically located off Interstate-25 and Highway 34 in Johnstown, offers unmatched accessibility to Loveland, Fort Collins, Windsor, Greeley, and Longmont—some of the fastest-growing communities in the state.

Built in 2008 with high-end Class-A finishes, this unique property features custom tilework, millwork, wainscoting, and elegant architectural details that set it apart from typical medical buildings. The versatile layout includes two main-level suites that can be combined for comprehensive clinical and surgical services or separated for distinct medical practices. The second floor, serviced by an elevator, includes a vacant clinical suite and an income generating leased space occupied by Edward Jones, providing immediate financial benefit to investors or income to offset carrying cost for owner-users.

For owner-users, this property presents an opportunity to establish or expand a practice in a supply-constrained market with growing regional patient demand. With the \$280 million expansion of UC Health Medical Center of the Rockies nearby and underway, practitioners can be confident in the growing demand for healthcare services well into the future and will enjoy the synergy from the close proximity of the only regional Level I trauma center.

Investors will benefit from the potential for long-term asset appreciation and income generation from well-qualified medical tenants in an area with increasing healthcare needs in supply constrained market with exceptionally high replacement costs. This is a rare chance to acquire a top-tier medical asset well below replacement cost, in one of Colorado's most sought-after regions.

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SURROUNDING MEDICAL | PUBLIC HEALTH | RESIDENTIAL

AERIAL OVERVIEW



SURROUNDING RETAIL AMENITIES

AERIAL OVERVIEW





2534 MEDICAL / SURGICAL CENTER

4450 UNION STREET
JOHNSTOWN, CO 80534

PROPERTY OVERVIEW

Property Address	4450 Union Street, Johnstown, CO 80534
Total Land	4450 Union St.: 0.28 Acres
Building SF	13,687 SF (Assessor)
Year of Construction	2008
Property Type	Commercial
Built As	Medical Office + Surgical Center - Out patient
Zoning	PD 2534: Planned Unit Development (PUD) (Johnstown Zoning Districts Map Link)
Parking	90 Spaces (Non-Exclusive Pending Future Development)

PROPERTY TAXES

Parcel	85141-12-001
Legal	LOT 1, LARIMER PROFESSIONAL PARK, JOHNSTOWN (20070052873)
Mill Levy	125.376
Assessed Value (2024)	\$828,630
Actual Value (2024)	\$2,970,000
Taxes (2024:Payable in 2025)	\$103,890.32

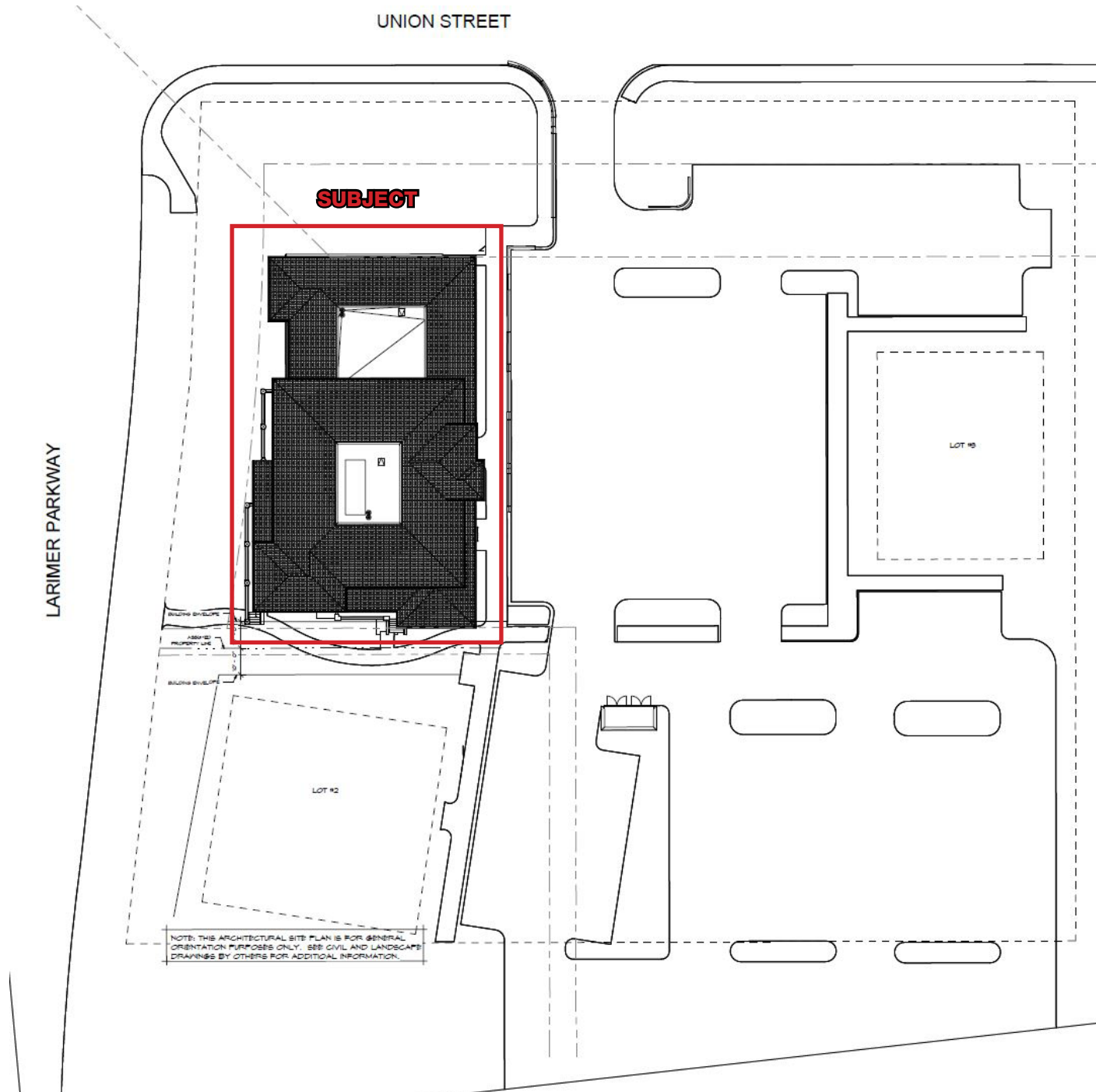
UTILITIES

Water	Town of Johnstown
Sanitary Sewer	Town of Johnstown
Storm Sewer	Town of Johnstown
Gas	Xcel Energy
Electricity	Town of Johnstown
Telephone	Multiple Providers
Internet	Multiple Providers

SUBJECT PROPERTY

MEDICAL / SURGICAL CENTER WITH TOTAL OF 13,687 SF

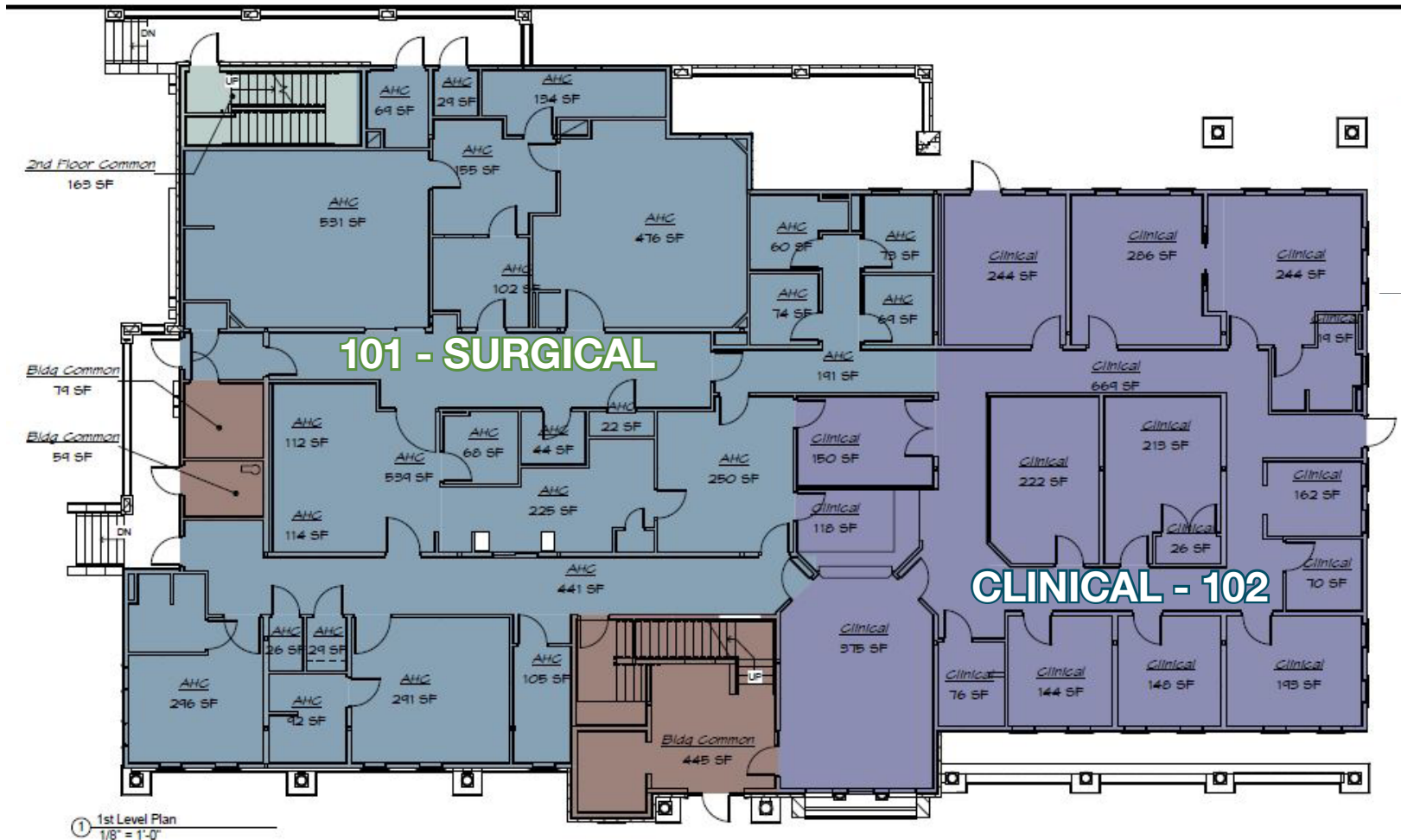




1ST LEVEL | FLOORPLAN

SUITE 100 (COMBINED) - 8,771 RSF | Lease rate \$26/sf NNN (est. \$17.70/sf)

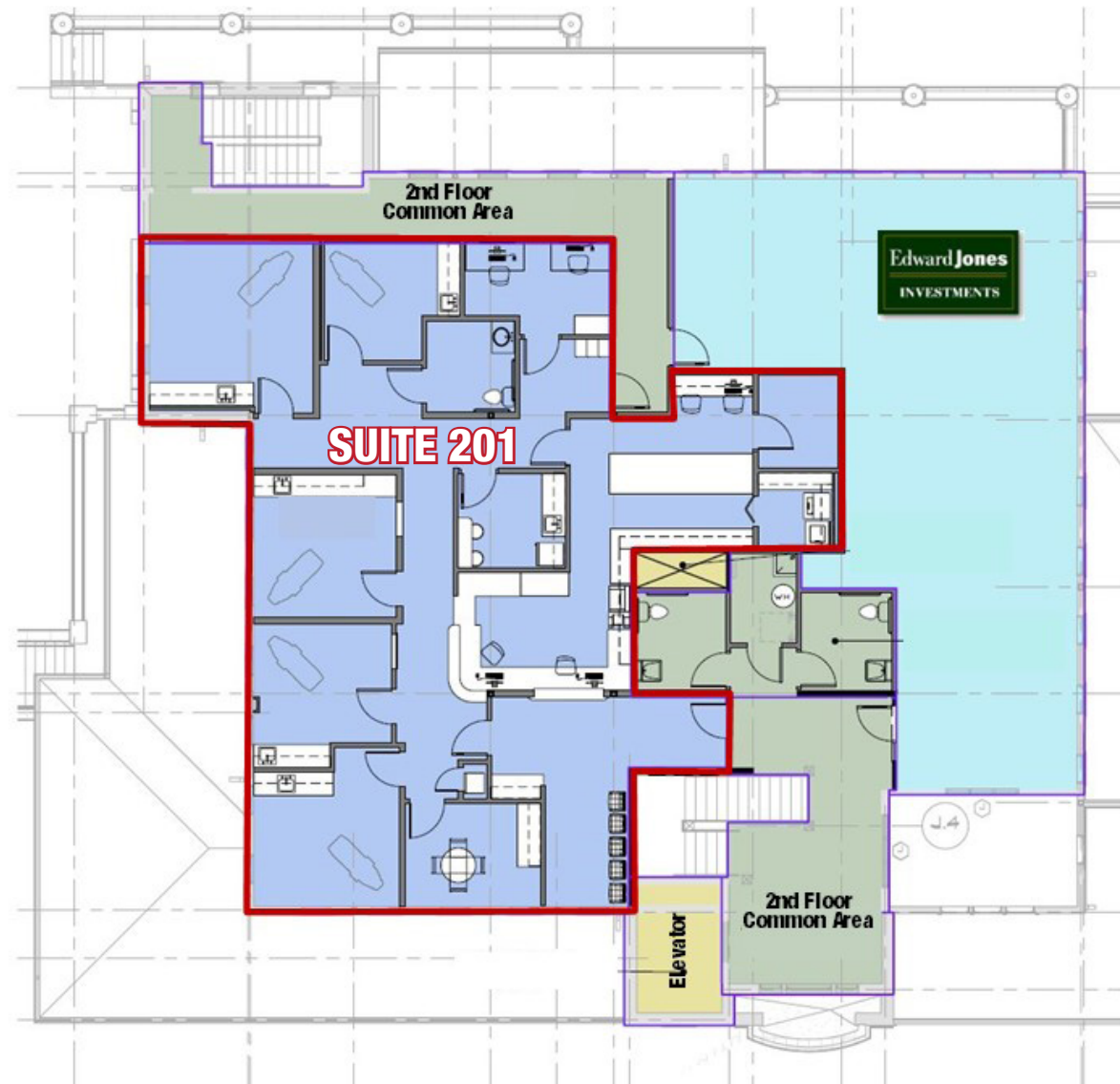
SUITE 101 - 5,077 RSF | SUITE 102 - 3,694 RSF (Can be demised TIA negotiable)



2ND LEVEL | FLOORPLAN

SUITE 201 FOR LEASE - 2,928 RSF

LEASE RATE: \$22-\$26/RSF NNN (\$17.70/SF)



PROPERTY PHOTOS | EXTERIOR

PROPERTY PHOTOS





RECEPTION / WAITING AREA



Representative Treatment Room

PROPERTY PHOTOS | INTERIOR

PROPERTY PHOTOS



Consultation Room



WAITING AREA



Exam Room



Doctor / Clinician Office



Surgical Suite

PROPERTY PHOTOS | INTERIOR



Provider Office



Employee Break Room



Recovery Room



REGIONAL MAP

[CLICK HERE FOR CENTERRA MASTER PLAN](#)

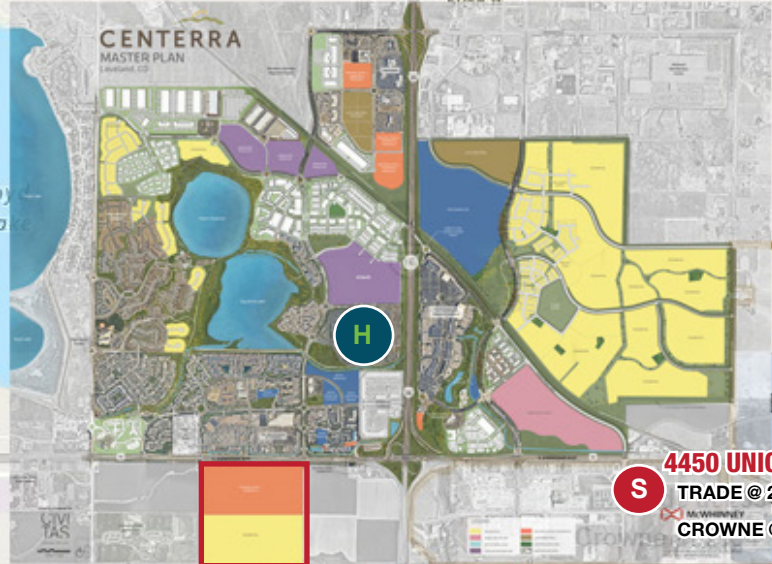


[CLICK HERE FOR CENTERRA SOUTH PROPOSED PLANS](#)

CENTERRA SOUTH PRELIMINARY MASTER PLAN



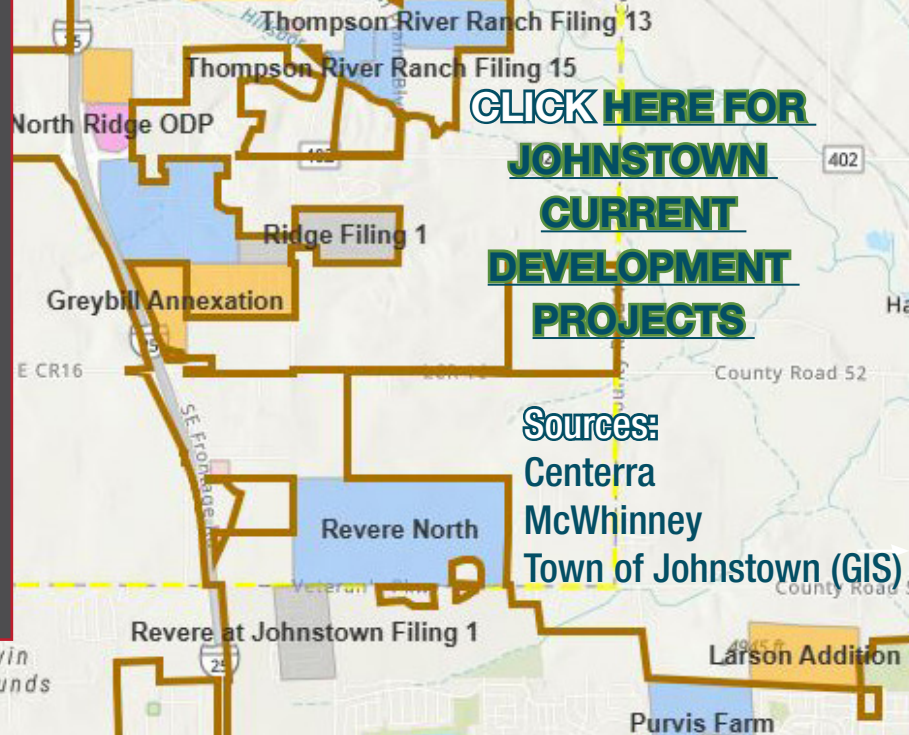
 **McWHINNEY**
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4450 UNION ST.
TRADE @ 2534
CROWNE @ 2534

[CLICK HERE FOR JOHNSTOWN CURRENT DEVELOPMENT PROJECTS](#)

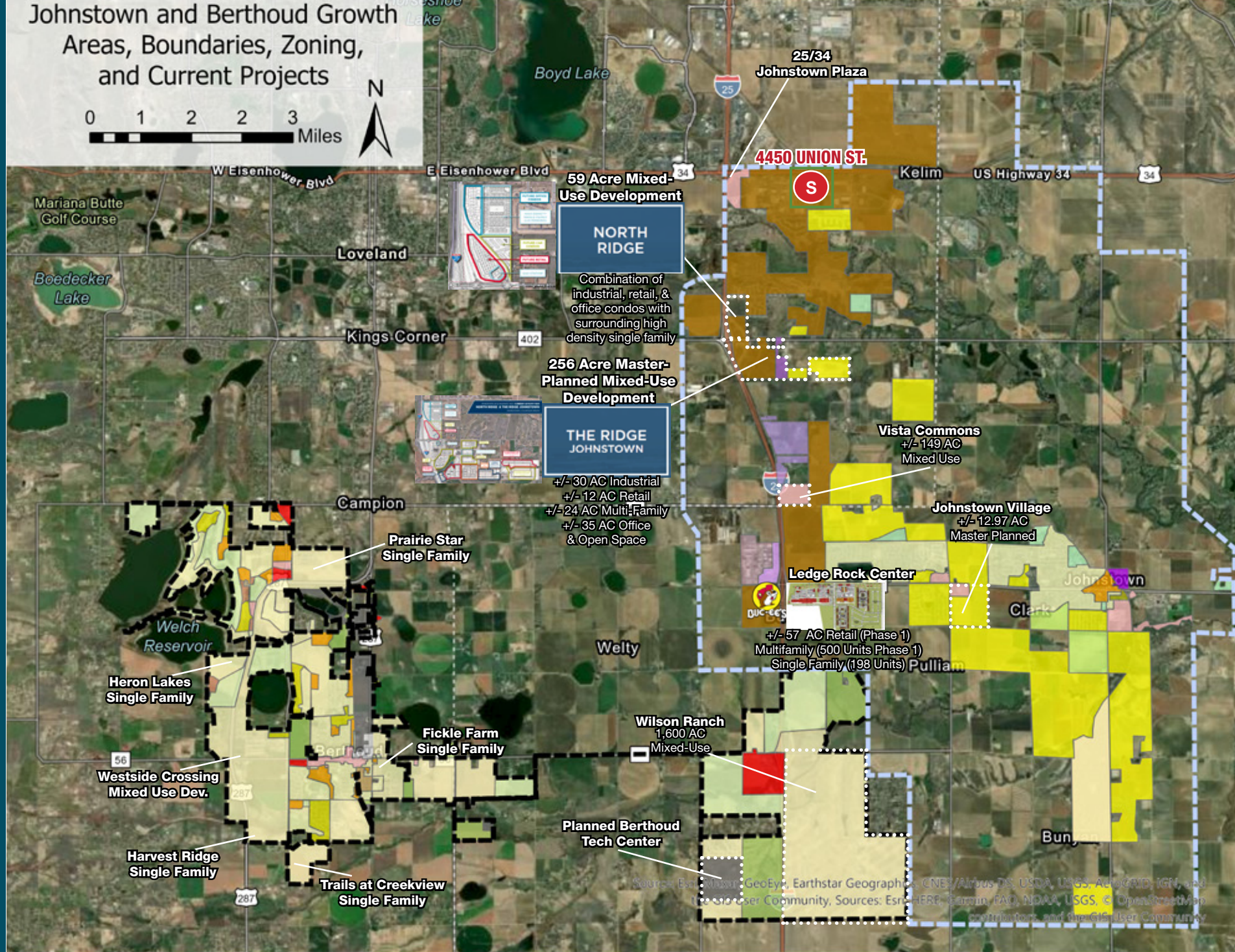
Sources:
Centerra
McWhinney
Town of Johnstown (GIS)



AREA DEVELOPMENTS & ZONING

Johnstown and Berthoud Growth Areas, Boundaries, Zoning, and Current Projects

0 1 2 2 3 Miles



NORTHERN COLORADO

A THRIVING MARKET

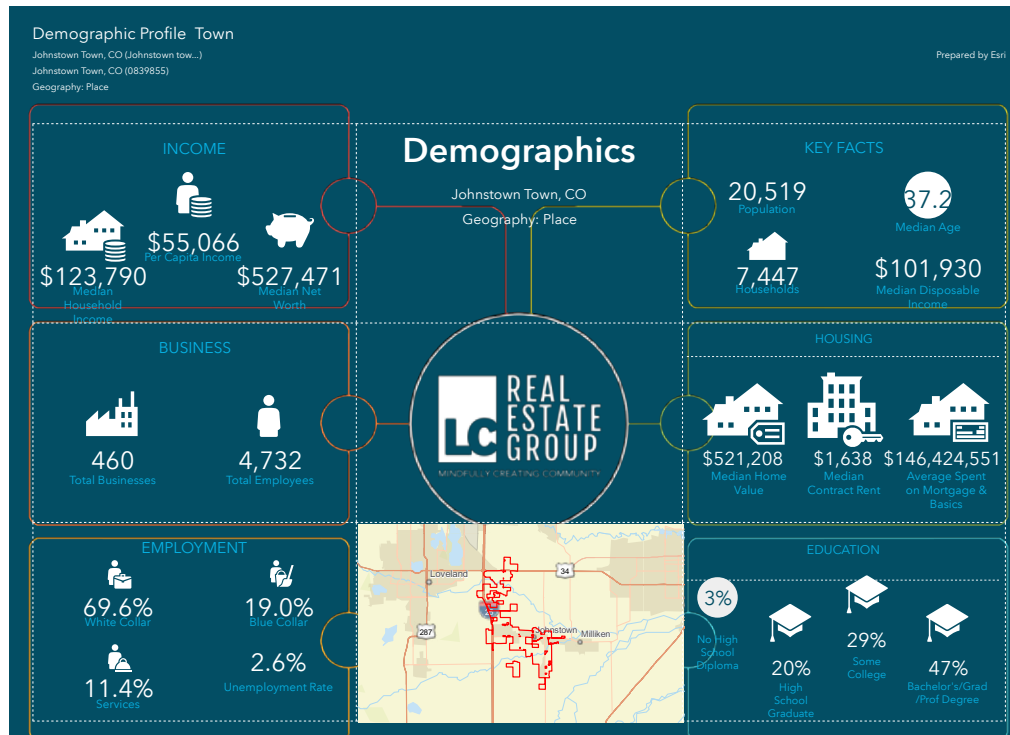
Regional Highlights

Northern Colorado is one of the most dynamic and rapidly expanding regions in the state, with a strong economy driven by healthcare, technology, higher education, and manufacturing. The area boasts a combined population of over **900,000 residents**, with consistent growth projected in the coming years. Fort Collins, Loveland, and Greeley rank among the top cities for job growth and economic vitality, attracting young professionals and families seeking high-quality employment and a strong quality of life.

The region benefits from **affluent demographics**, with median household incomes exceeding national averages and a highly educated workforce, thanks to the presence of Colorado State University, the University of Northern Colorado, and CU Boulder. These institutions also provide a robust talent pipeline for healthcare professionals, ensuring long-term staffing stability for medical and surgical practices.

Thriving Retail & Residential Developments

The facility is situated near the bustling intersection of Interstate 25 and Highway 34, a hub of **commercial and residential growth**. The area encompasses nearly 600 acres of shopping, employment, and housing developments, including well-planned centers like the 2534 Shopping Center and Johnstown Plaza. Notable retailers such as SCHEELS, a prominent sporting goods store, anchor the retail landscape, offering a diverse range of shopping and dining options. In addition to retail amenities, the region is experiencing **significant residential expansion**. McWhinney, a renowned developer, has introduced several master-planned communities in the vicinity. The Lakes at Centerra offers residents lakeside living with 275 acres of open space, while Kinston provides a variety of new homes oriented around parks, art, and trails, fostering a vibrant community atmosphere. These developments cater to a wide range of residents, from young professionals to families, contributing to the area's dynamic growth.



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4450 Union Street

Johnstown, Colorado

Exclusively Presented By:



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