

Ridgeview Office Park

JOHNSTOWN, COLORADO 80534

**BUILD-TO-SUIT
OFFICES FOR LEASE**



3 BUILD-TO-SUIT OFFICE LOTS FOR LEASE:

5215 Ronald Reagan Blvd

- \$390,000.00 (Lot 1)
- 2 Story Plan-10,000 SF Bldg
- 6,080 SF Bldg Envelope

5225 Ronald Reagan Blvd

- \$348,000.00 (Lot 2)
- Walk-Out Plan-9,954 SF Bldg
- 6,481 SF Bldg Envelope

5275 Ronald Reagan Blvd

- \$390,000.00 (Lot 7)
- 2 Story Plan-10,000 SF Bldg
- 6,080 SF Bldg Envelope

Wheeler Properties, Inc.
1130 38th Avenue, Suite B
Greeley, CO 80634
Office: 970-352-5860

WHEELER
Properties

Waypoint Real Estate
125 S Howes St, Ste 500
Fort Collins, CO 80521
Office: 970-632-5050

Ron Randel - CP: 970-590-6222
Jessica Florez - CP: 970-545-0709



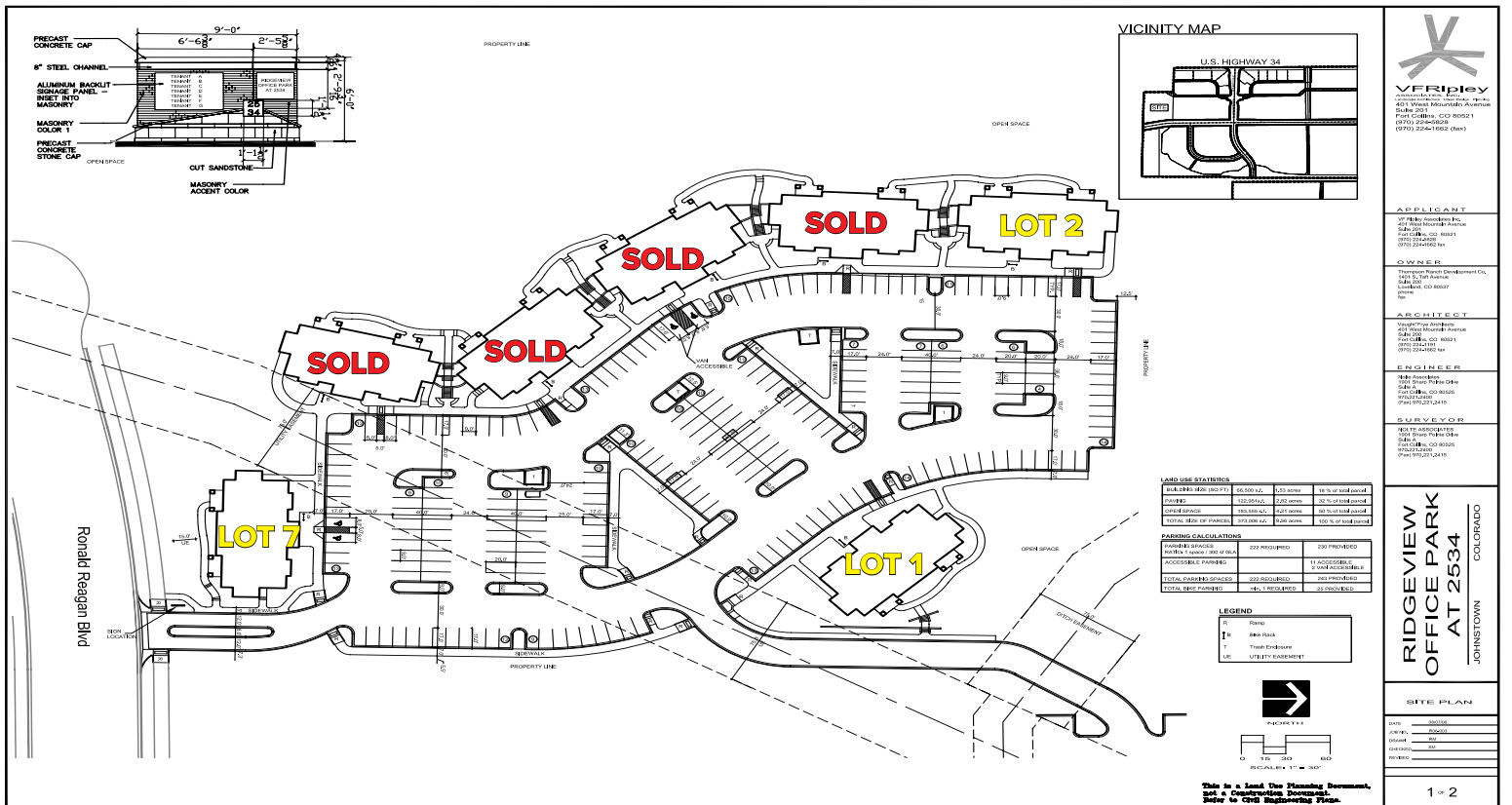
Brian Smerud - CP: 970-415-0538

*** BUILD-TO-SUIT LEASE RATE:
\$20-26/SF NNN - NNN=\$10.50/SF
MAXIMUM 10,000 SF DIVISIBLE**

BUILDING ENVELOPES AVAILABLE

Lot #	Available	Walk Out	2 Story	BE SF	Bldg SF	Listed Price	\$/Bldg SF	Status	4.997 Acres Total Lot Size 32.05%	\$/SF Dirt
1	5215 Ronald Reagan		X	6,080	10,000	\$390,000	\$39	Available	31,096	\$12.54
2	5225 Ronald Reagan	X		6,481	9,954	\$348,000	\$35	Available	31,096	\$11.91
7	5275 Ronald Reagan		X	6,080	10,000	\$390,000	\$39	Available	31,096	\$12.54

* Buyer will need to pay for potable and non-potable water.



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APPLICANT
VFRipley
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ARCHITECT
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ENGINEER
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SURVEYOR
VFRipley
10000 Highway 24, Suite 500
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(970) 224-1662 (ext)

RIDGEVIEW OFFICE PARK AT 2534
COLORADO
JOHNSTOWN

SITE PLAN
DATE: 10/20/11
SCALE: AS SHOWN
DRAWN BY: JAC
CHECKED BY: JAC
REVISIONS:
1 - 2