

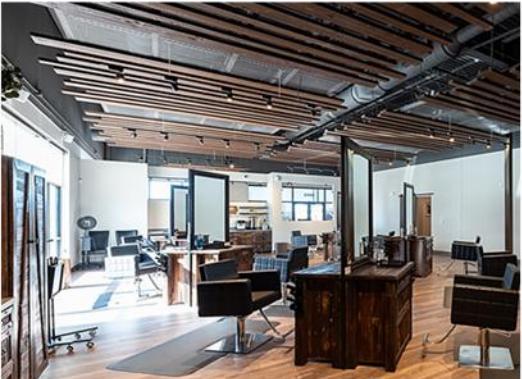


4862 Thompson Pkwy,
Johnstown, CO 80534
(End Suite, Bldg E2)



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**



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 \$1.87/SF/Mo (\$ 9,258/Mo)
- Located in The Johnstown Plaza (an ever-expanding, high-end shopping power center with many anchor tenants)

CALL FOR DETAILS:

JB

BROKER CONTACT
JARRETT BECK, MBA
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See Listing at: <https://www.loopnet.com/Listing/4860-4874-Thompson-Pky-Johnstown-CO/38537189/>

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