



4450 Union St., Johnstown, CO **2534 MEDICAL | SURGICAL SUITES FOR LEASE**



PROPERTY DETAILS

Gross Building Area: 13,687 SF

AVAILABLE SPACE:

Suite 102: 3,694 RSF - Clinical
Suite 101: 5,077 RSF - Surgical
8,771 RSF on the main floor

Co-Tenants:

Suite 201 Leased - Neurology tenant
Suite 200 - Edward Jones

Ideal Uses:

- Medical
- Surgery center
- Medical Spa
- Chiropractic
- Medical Specialty

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2534 MEDICAL SURGICAL CLINIC

LEASE RATE: \$22-\$26/RSF NNN (\$16.23/SF)

SALE PRICE: \$4,250,000 | \$311/SF

- Ideally located medical building at the center of regional development at 25/34 in Johnstown, with immense future growth expected
- Main floor suite provides a turn-key medical and surgical office with high quality finishes and generous suites
- Beautiful Class A medical/surgical space with spa-like feel on clinical side
- Potential for two fully fit-out main floor suites with all infrastructure in place for plug & play medical or surgical uses
- Competitively priced given existing investment in medical infrastructure and certified surgery clinic
- Potential conversion to professional office use on Suite 102

SALE PRICE REDUCED \$250,000!



DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	3,813	18,270	58,736
Avg. HH Income	\$125,388	\$140,373	\$144,309
Households	1,953	7,985	23,427
Businesses	169	1,072	2,295
Employees	2,530	18,691	33,786



TRAFFIC COUNTS (Source: STDBOnline)

US Highway 34 E. & W. of Larimer Pkwy	51,000 VPD
I-25 just North of US Highway 34	84,464 VPD

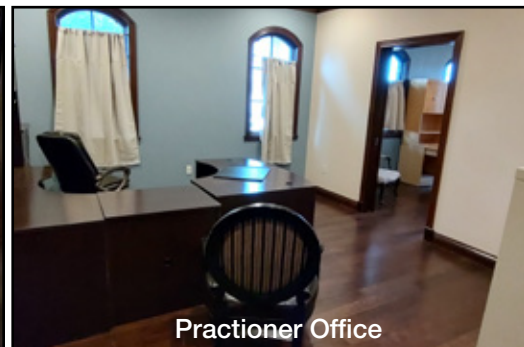
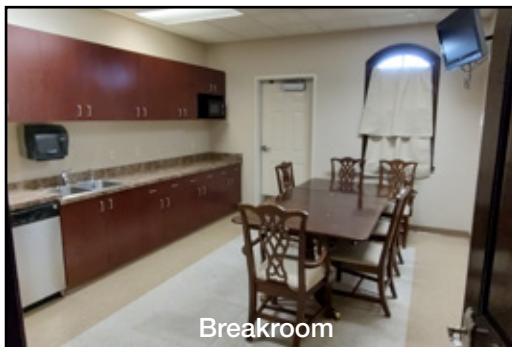
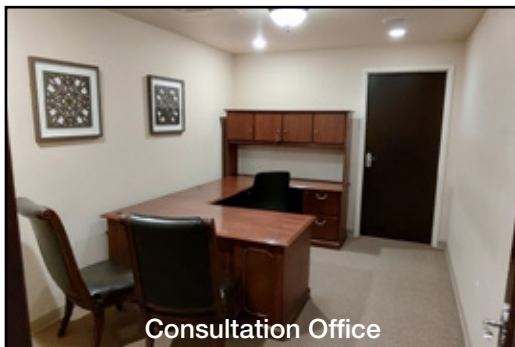
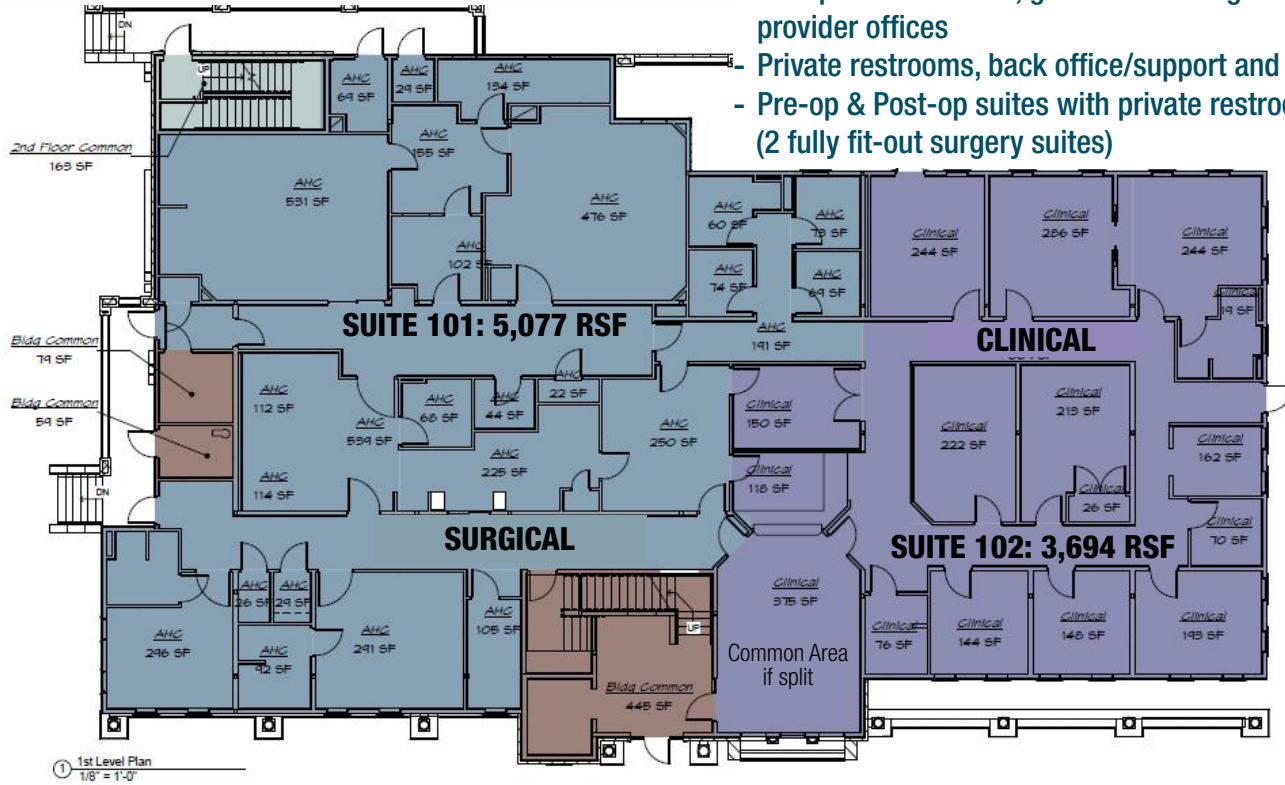
The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 8/12/2026

MEDICAL/SURGICAL SUITES FOR LEASE

4450 Union St., Johnstown, CO

MAIN FLOOR SUITE(S):

- Turn-key medical/clinic and surgery space with ability to split
- Multiple exam rooms, generous waiting area plus separate provider offices
- Private restrooms, back office/support and break area
- Pre-op & Post-op suites with private restroom (2 fully fit-out surgery suites)



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MEDICAL/SURGICAL SUITES FOR LEASE

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Surgical Suites



Front Surgical Hallway



Back Surgical Hallway



Surgery Suite



Surgical Nurses Station



Surgical Post-Op



Surgical Recovery Suite

Clinical Suites



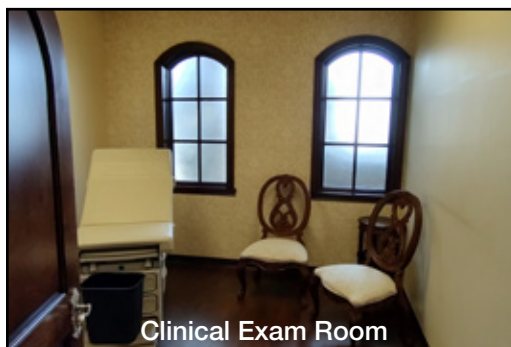
Clinical Hallway



Clinical Nurses Station



Clinical Corner Office



Clinical Exam Room



Clinical Exam Room



Clinical Exam Room

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MEDICAL/SURGICAL SUITE FOR LEASE

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Located in Regional Medical hub with huge potential service area



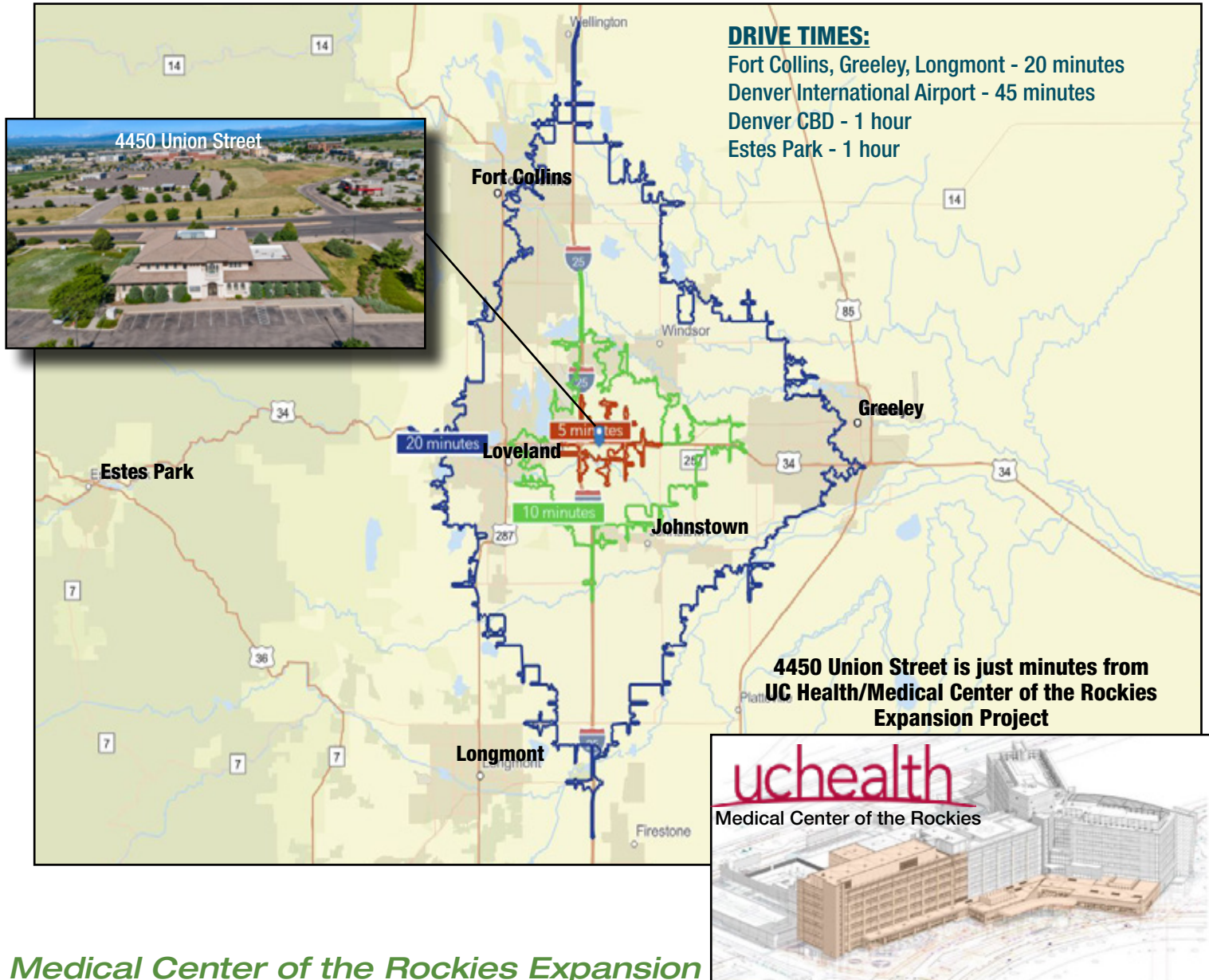
High Quality / High Image Construction

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Why Johnstown Plaza @2534?

This Property offers a presence in burgeoning Northern Colorado, located at its epicenter near the intersection of I-25 and Highway 34. The 2534 Business Park offers easy access to both a regional customer base and work force, providing the human resources for future business growth and expansion. The region has exploded in the past decade, with an annual population growth rate of 3.5% and expected to nearly double in the next 20 years.

The population within a 30 mile radius of 2534 is more than 656,100 and includes the communities of Fort Collins, Windsor, Greeley, Johnstown, Longmont, Berthoud, and Loveland. The median age is approximately 32. The average household income is \$72,380. Fort Collins/Loveland airport is minutes away providing access to out of state clients.



Medical Center of the Rockies Expansion

The \$280 million expansion project at Medical Center of the Rockies that is designed to help meet the growing health care needs of Northern Colorado. The project includes a new tower that will be built on the north side of the hospital, the creation of a cancer center, an expanded emergency department and additional imaging and cardiac spaces. When complete, the project will increase the hospital's bed capacity from 191 to 287 with room to grow up to 323 beds. Staffing will grow as well; UCHealth expects to hire more than 250 employees before the expansion opens. The cancer center is expected to begin seeing patients next year, and the new tower is expected to open in 2026.

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