

PROFESSIONAL OFFICE SPACE AVAILABLE

5255 Ronald Reagan Parkway, Johnstown, 80534

FOR SALE OR
FOR LEASE

SALE PRICE \$1,450,000 (\$290.35 per Sq. Ft.)

AVAILABLE: 4,994± RSF or demisable to:

Suite 001-A: 2,237± RSF

Suite 001-B: 2,757± RSF

BASE RENT: \$17.00 / RSF NNN as-is or

\$17.50 / RSF if demised, subject to lease rate and term

NNN: \$16.34 / SF + utilities

TOTAL RENT: \$13,875.00/ month

Suite 001-A: \$6,308.34 / month

Suite 001-B: \$7,774.74 / month

PROPERTY HIGHLIGHTS

- Class A office space in 2534
- Private offices, conference rooms (2) open work area
- Abundant parking
- Close to Scheels, gun range, many restaurants and services
- Walk out ground level
- Plenty of windows and natural light
- ADA Accessible
- Elevator Access

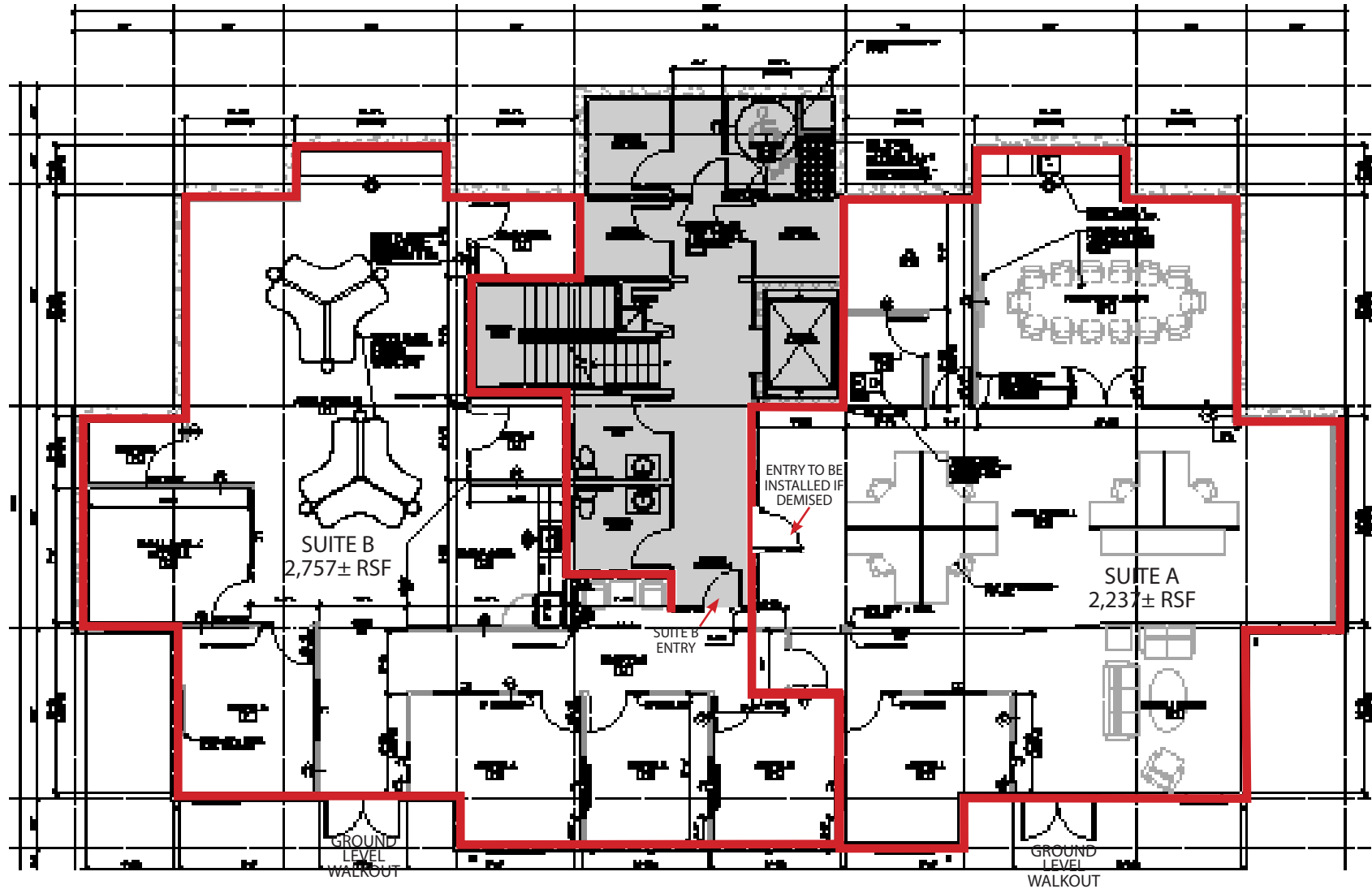
FLOOR PLAN

5255 RONALD REAGAN BOULEVARD, JOHNSTOWN, CO 80534

SUITE A - 2,237± RSF

SUITE B - 2,757± RSF

TOTAL - 4,994± RSF



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PROPERTY PHOTOS

5255 RONALD REAGAN BOULEVARD, JOHNSTOWN, CO 80534



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LOCATION MAP



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EXECUTIVE SUMMARY

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
2024 Est. Population	3,365	19,556	61,821
2029 Projected Population	4,514	23,205	69,485
2024 Avg. Household Income	\$140,031	\$147,507	\$139,806
Bachelor's Degree or Higher	70.6%	60.1%	53.1%
Median Age	34.7	36.3	39.0
Daytime Employment	4,608	21,614	44,885

Source: Site To Do Business, October 2024

NEARBY ATTRACTIONS/DRIVERS

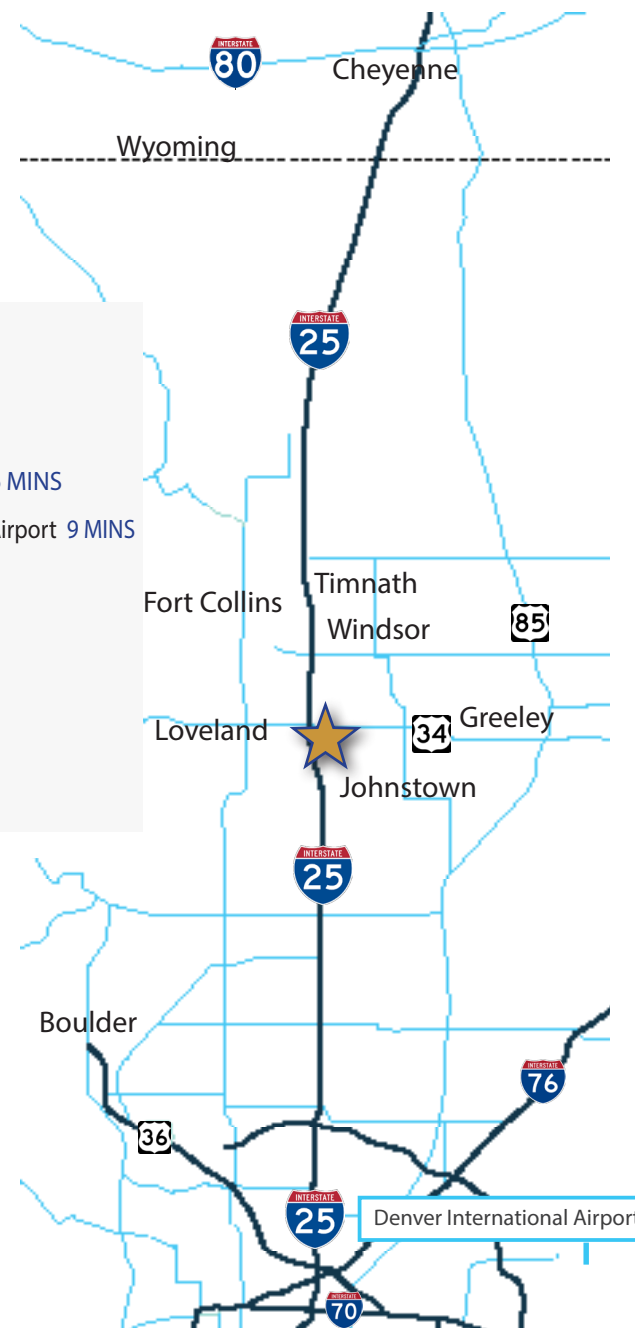


NORTHERN COLORADO ACCOLADES

Continually being recognized on "top and best of" lists.

- Fort Collins ranked No.11 The best U.S. cities to live in 2022: MarketWatch - Aug 2022
- Larimer and Weld counties populations are projected to increase by 45% by 2040, Denver Post, July 2022
- Fort Collins ranks #5, 'Best Places to Live 2020-21', U.S. News. October 2020
- Fort Collins-Loveland area ranked No. 6, 'Best Housing Markets for Growth and Stability' in 2020, SmartAsset - June, 2020
- Windsor ranks #1, 'Colorado's Safest Cities of 2020', SafeWise. June 2020
- Greeley ranks #3 nationwide for one-year population growth rate. U.S. Census Bureau. March, 2020

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DRIVE TIMES

- US Hwy 34 3 MINS
- Interstate 25 4 MINS
- Medical Center of Rockies 6 MINS
- Northern Colorado Regional Airport 9 MINS
- Windsor 12 MINS
- Fort Collins 13 MINS
- Greeley 14 MINS
- Cheyenne, WY 45 MINS
- Denver/DIA 49 MINS