



**4702 LARIMER PARKWAY**  
**UNIT #101**  
**JOHNSTOWN, CO 80534**

**Suite 101:      Sale Price:**

**1,579 SF**

**\$600,000**  
(\$379.99/SF)

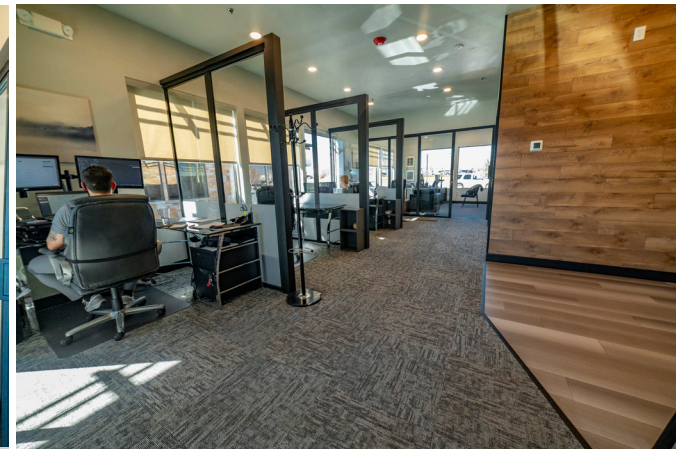
*OFFICE SUITE WITH MODERN FINISHES CENTRALLY LOCATED IN JOHNSTOWN*

- Suite consists of a reception area, work stations, executive office, conference room, breakroom w/ kitchenette, and private restroom
- Building signage available
- Plentiful windows for natural light
- Office furniture negotiable
- Ample parking





# SUITE 101 PHOTOS



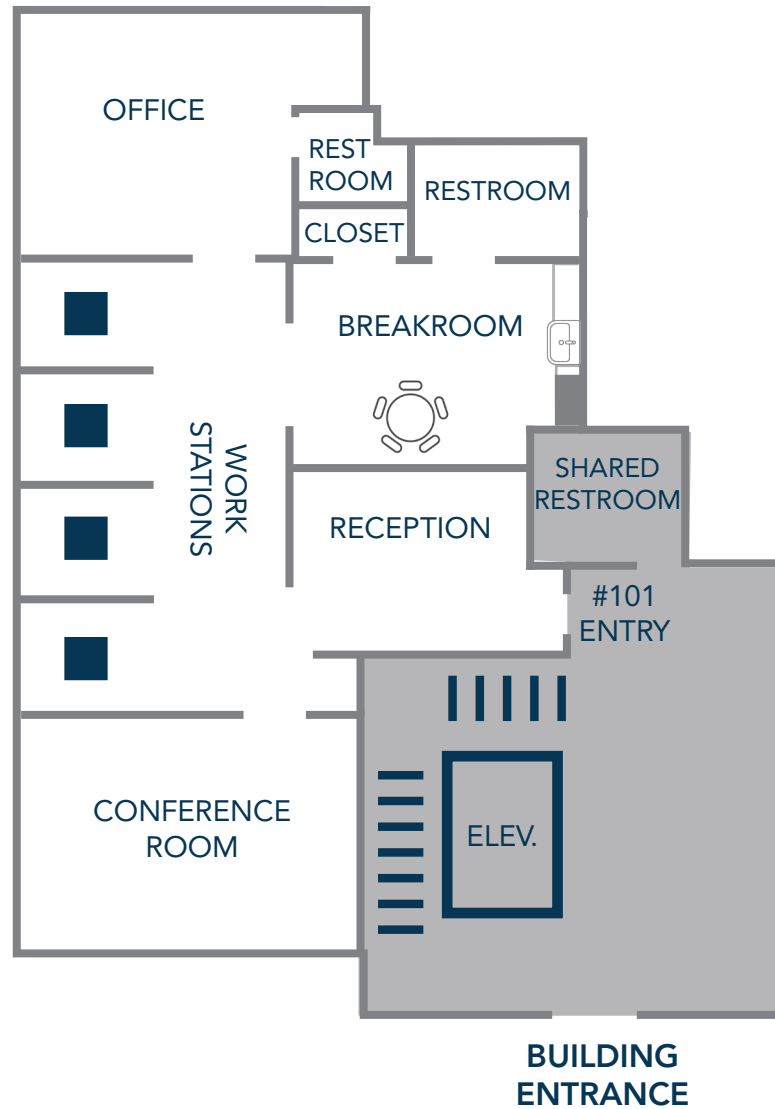


# PROPERTY INFORMATION

Sale Price:	\$600,000
Sale Price/SF:	\$379.99/SF
Address:	4702 Larimer Parkway, Johnstown, CO
Parcel:	8514236101
Parking:	Shared Lot
Site Square Footage:	.25 acres / 10,890 SF
Building Square Footage:	7,068 SF
Year Built:	2020
Association:	Larimer Parkway Office Condominium Association
Utilities:	Electric/Gas - Separately Metered
Heating/Cooling:	Forced Air (natural gas)
HVAC Unit/s:	New in 2021
Association Dues:	\$432/mo.
Average Utility Cost:	\$100 - \$120/month <i>(paid by owner)</i>



# SUITE 101 FLOOR PLAN







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