



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

Suite 101:      Sale Price:      Lease Rate:      NNN Rate:  
**1,579 SF**      **\$600,000**      **\$24.00/SF NNN**      **\$12.34/SF**

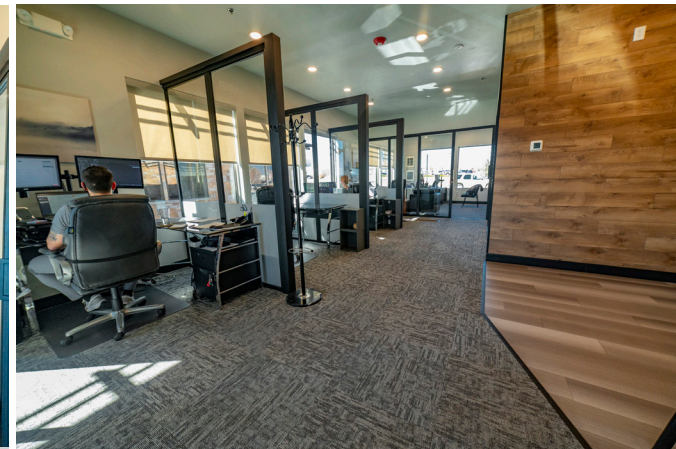
*OFFICE SUITE WITH MODERN FINISHES CENTRALLY LOCATED IN JOHNSTOWN*

- 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



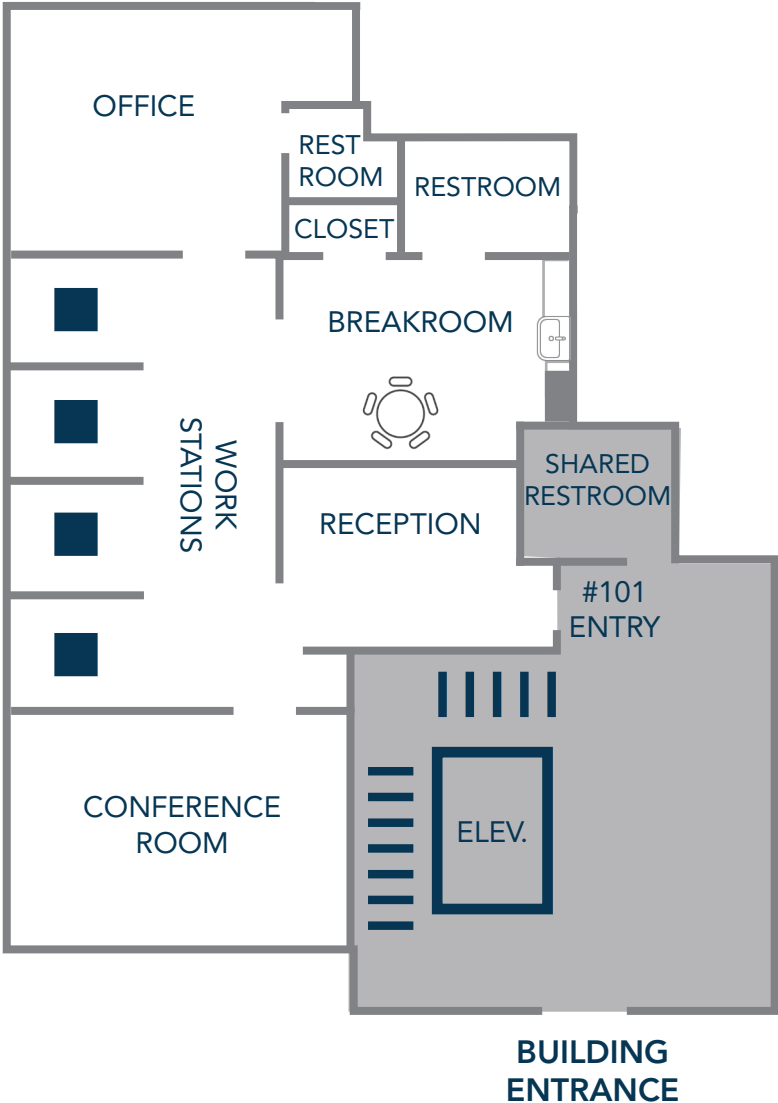


# PROPERTY INFORMATION

<b>Sale Price:</b>	\$600,000
<b>Sale Price/SF:</b>	\$358.50/SF
<b>Lease Rate:</b>	\$24.00/SF
<b>NNN Rate:</b>	\$12.34/SF
<b>Address:</b>	4702 Larimer Parkway, Johnstown, CO
<b>Parcel:</b>	8514236101
<b>Parking:</b>	Shared Lot
<b>Site Square Footage:</b>	.25 acres / 10,890 SF
<b>Building Square Footage:</b>	7,068 SF
<b>Year Built:</b>	2020
<b>Association:</b>	Larimer Parkway Office Condominium Association
<b>Utilities:</b>	Electric/Gas - Separately Metered
<b>Heating/Cooling:</b>	Forced Air (natural gas)
<b>HVAC Unit/s:</b>	New in 2021
<b>Association Dues:</b>	\$432/mo.
<b>Average Utility Cost:</b>	\$100 - \$120/month <i>(paid by owner)</i>



# SUITE 101 FLOOR PLAN





AREA  
MAPS



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