



**PLAY,
WORK,
AND
STORE**

Premier FLEX

LOCATION: 5378 & 5388 Ronald Reagan Blvd, Johnstown CO 80534

SIZING: 1,400 SF - 2,000 SF

AVAILABLE UNITS: 45 Units

SALE OR LEASE

SALE PRICE: Starting at \$440,000 (Approx. \$250/SF)

- Price/SF shown includes mezzanine option
- Buyer broker fee not included in pricing
Broker compensation to be disclosed & agreed upon at time of contract

LEASE RATE: \$19.75/SF NNN

PROPERTY HIGHLIGHTS

- Unparalleled Regional Location: I-25 and Hwy 34
- High Visibility from I-25
- Surrounded by Amenities: Northern Colorado's Retail Epicenter
- No Ground Lease: Own Your Unit Free & Clear
- Commercial & Storage Uses:
 - Executive Flex Space
 - Private Office Space
 - Personal Storage
- Safely Store your Toys
- Business Friendly:
 - Light Industrial
 - Office
 - Retail



TAKING RESERVATIONS NOW

CONSTRUCTION UNDERWAY - DELIVERY SEPTEMBER 2024



KEY FEATURES

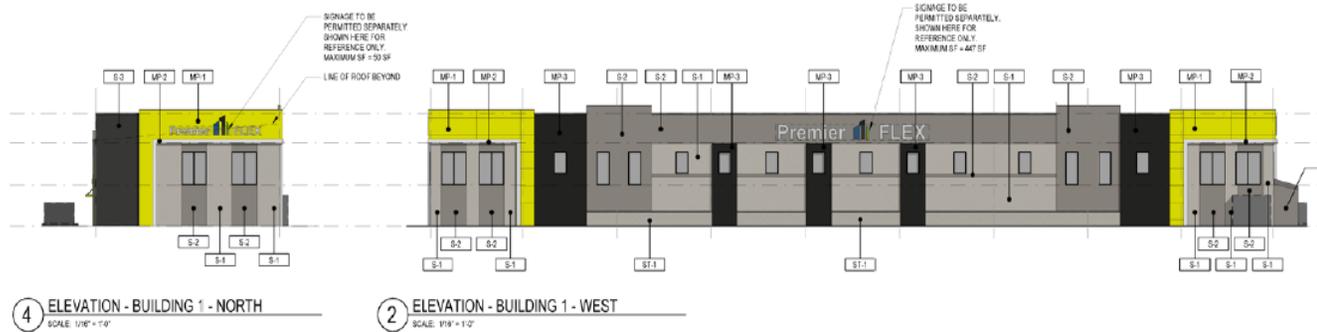
GENERAL INCLUSIONS

- Heated and air conditioned
- 14' x 14' overhead doors
- 100 Amp 120/208v 3-Phase electrical panel
- Ceiling height is 20' minimum, slopes up to 24'
- Bathroom included in each unit
- Wide drive aisles
- LED - Energy Efficient Lighting
- Electric & tankless water heater



CUSTOMIZATION OPTIONS

- Epoxy coated floors
 - Mezzanine / Loft
 - Wet Bar / Sink
 - Oversized Ceiling Fans
 - Interior Finishes and/or Buildout to Suit
- Contact Broker to Option Prices*



KEY FEATURES



FINANCING

Choose your lender or finance your purchase through Premier Flex's preferred project lender

OWNERSHIP

Get the true benefits of ownership -
Own your unit without encumbrances:
no ground lease

RESALE VALUE

Why pay a landlord rent every month?
Pay yourself and benefit from long term appreciation offered by this A+ location

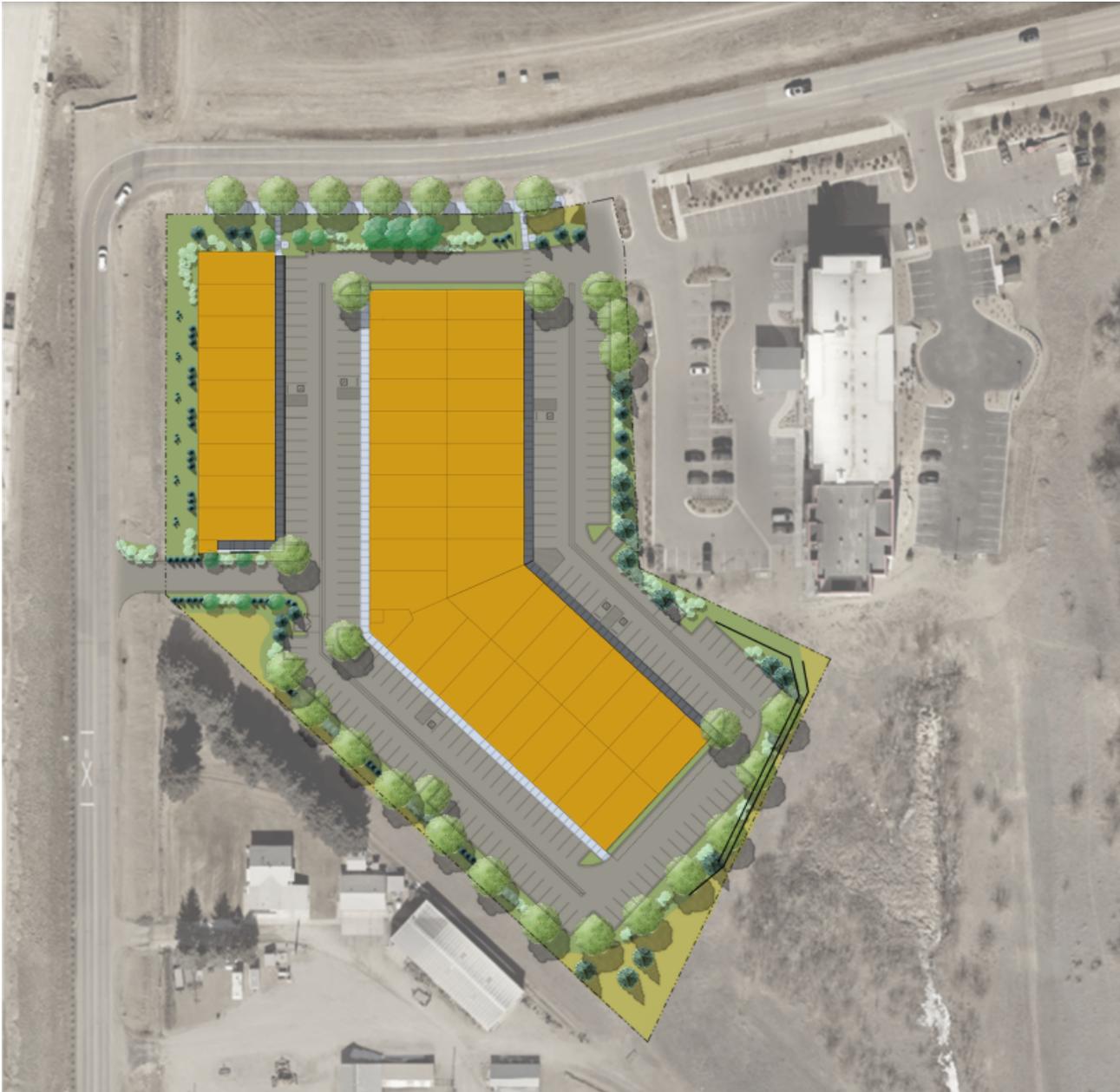
INVESTMENT

Your investment is protected through a professionally managed association and condo documents that tightly control the quality of uses within the project

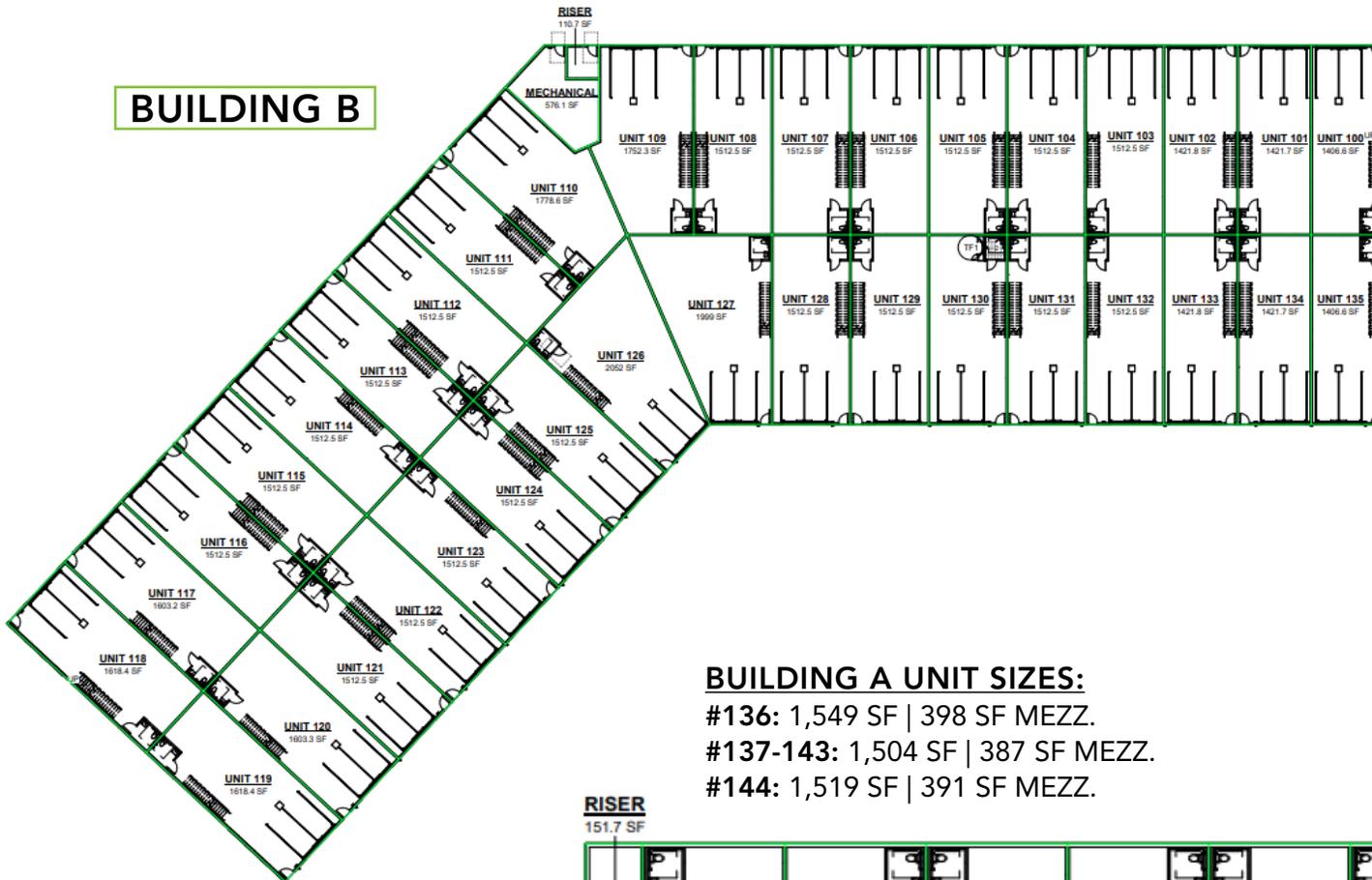
SITE MAP



VICINITY MAP



BUILDING B



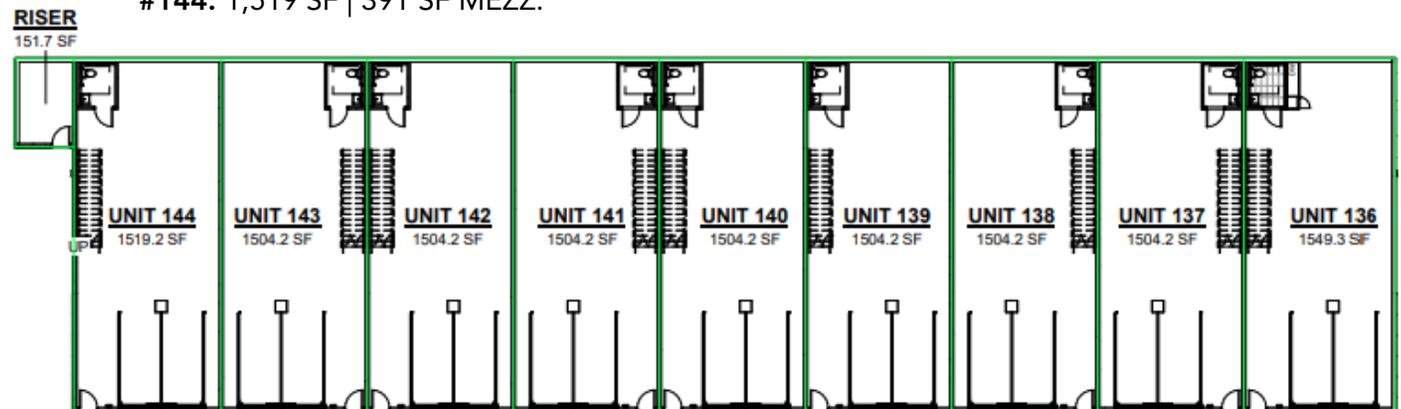
BUILDING B UNIT SIZES:

- #100: 1,407 SF | 355 SF MEZZ.
- #101-102: 1,422 SF | 358 SF MEZZ.
- #103-108: 1,513 SF | 381 SF MEZZ.
- #109: 1,752 SF | 375 SF MEZZ.
- #110: 1,779 SF | 388 SF MEZZ.
- #111-116: 1,513 SF | 381 SF MEZZ.
- #117: 1,603 SF | 404 SF MEZZ.
- #118-119: 1,618 SF | 408 SF MEZZ.
- #120: 1,603 SF | 404 SF MEZZ.
- #121-125: 1,513 SF | 381 SF MEZZ.
- #126: 2,052 SF | 668 SF MEZZ.
- #127: 1,999 SF | 654 SF MEZZ.
- #128-132: 1,512 SF | 381 SF MEZZ.
- #133-134: 1,421 SF | 358 SF MEZZ.
- #135: 1,406 SF | 355 SF MEZZ.

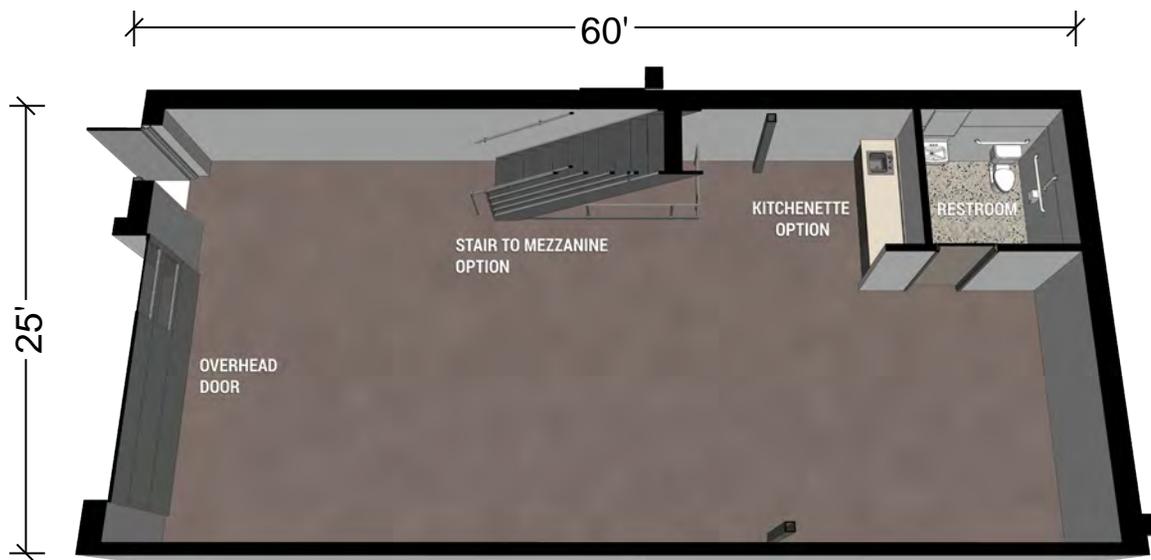
BUILDING A UNIT SIZES:

- #136: 1,549 SF | 398 SF MEZZ.
- #137-143: 1,504 SF | 387 SF MEZZ.
- #144: 1,519 SF | 391 SF MEZZ.

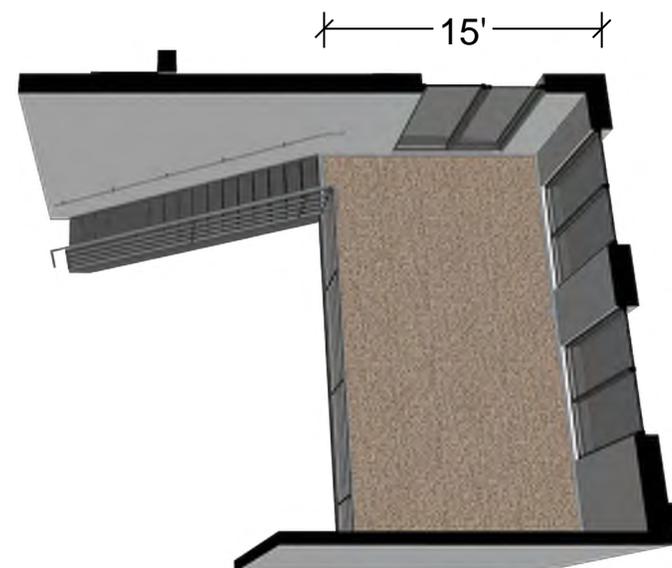
BUILDING A



FLOOR PLANS



MAIN LEVEL



MEZZANINE OPTION ABOVE

AREA MAP





Premier FLEX

5380 Ronald Reagan Blvd, Johnstown CO 80534

*Representative Photos: Not Actual Units



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