



**YOUR
UNIQUE
SPACE
TO
PLAY,
WORK,
AND
STORE**

Premier **FLEX**

Business | Toy Storage | Entertain

LOCATION	5380 Ronald Reagan Blvd, Johnstown CO 80534
SIZING	1,400 SF - 2,000 SF
AVAILABLE UNITS	45 Units
<u>SALE OR LEASE</u>	
SALE PRICE	Starting at \$440,000
LEASE RATE	Contact broker for more details

PROPERTY HIGHLIGHTS

- Unparalleled Regional Location: I-25 and Highway 34
- High Visibility from I-25
- Surrounded by Amenities: Northern Colorado's Retail Epicenter
- Commercial & Storage Uses:
 - Executive Flex Space
 - Private Office Space
 - Personal Storage
- Safely Store your Toys
- Operate Your Business:
 - Light Industrial
 - Office
 - Retail



TAKING RESERVATIONS NOW

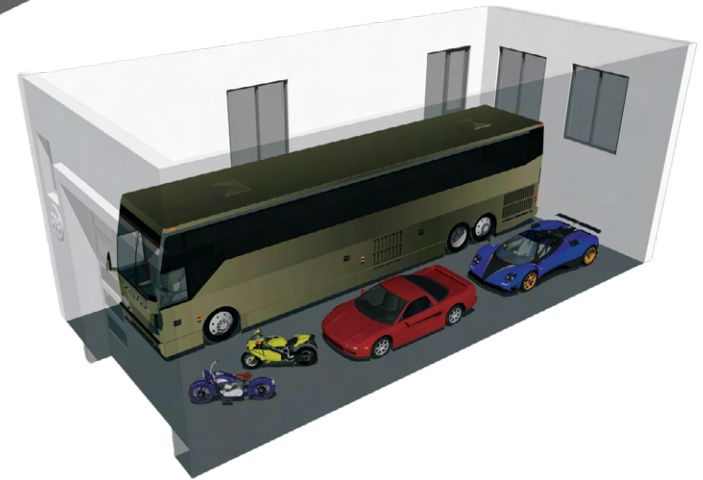
DEVELOPMENT UNDERWAY - DELIVERY SUMMER 2024



KEY FEATURES

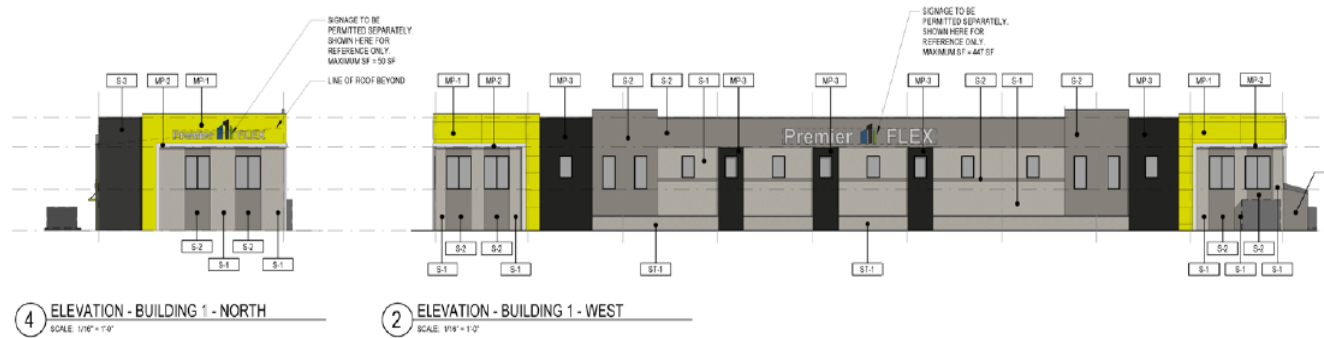
GENERAL INCLUSIONS

- Heated and air conditioned
- 14' x 14' overhead doors
- 120 Amp/Single 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



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

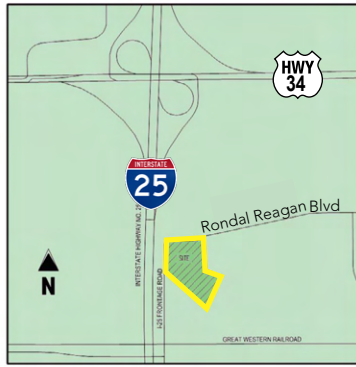
RESALE VALUE

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

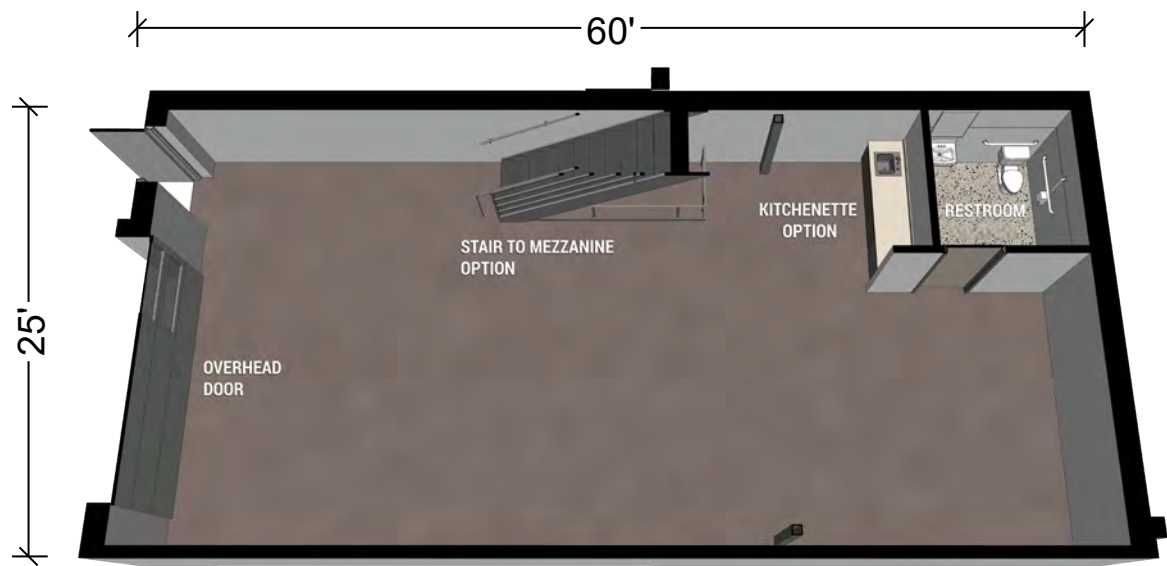
SITE MAP



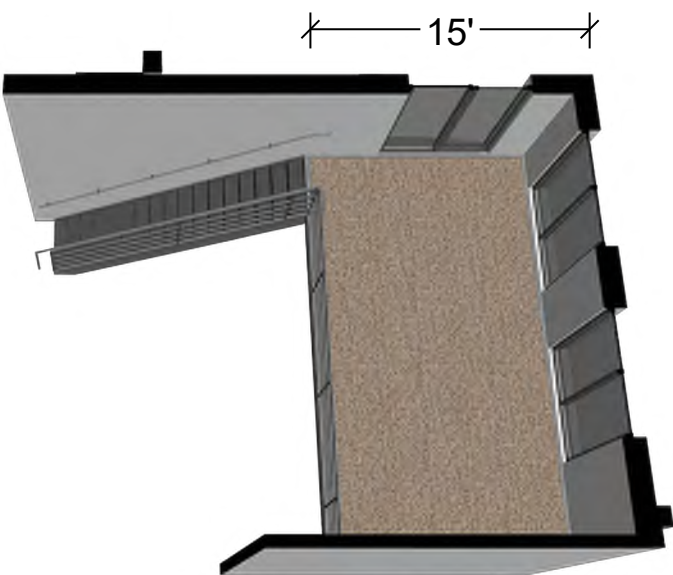
VICINITY MAP



FLOOR PLANS



MAIN LEVEL



MEZZANINE OPTION ABOVE

REGIONAL MAP



AREA MAP





Premier FLEX

5380 Ronald Reagan Blvd, Johnstown CO 80534

*Representative Photos: Not Actual Units



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