



4702 LARIMER PARKWAY
UNIT #101
JOHNSTOWN, CO 80534

Suite 101: Sale Price:

1,579 SF

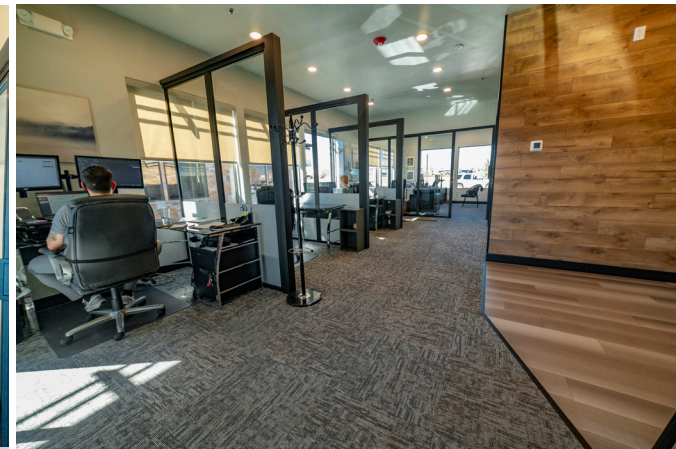
\$575,000
(\$364.15/SF)

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

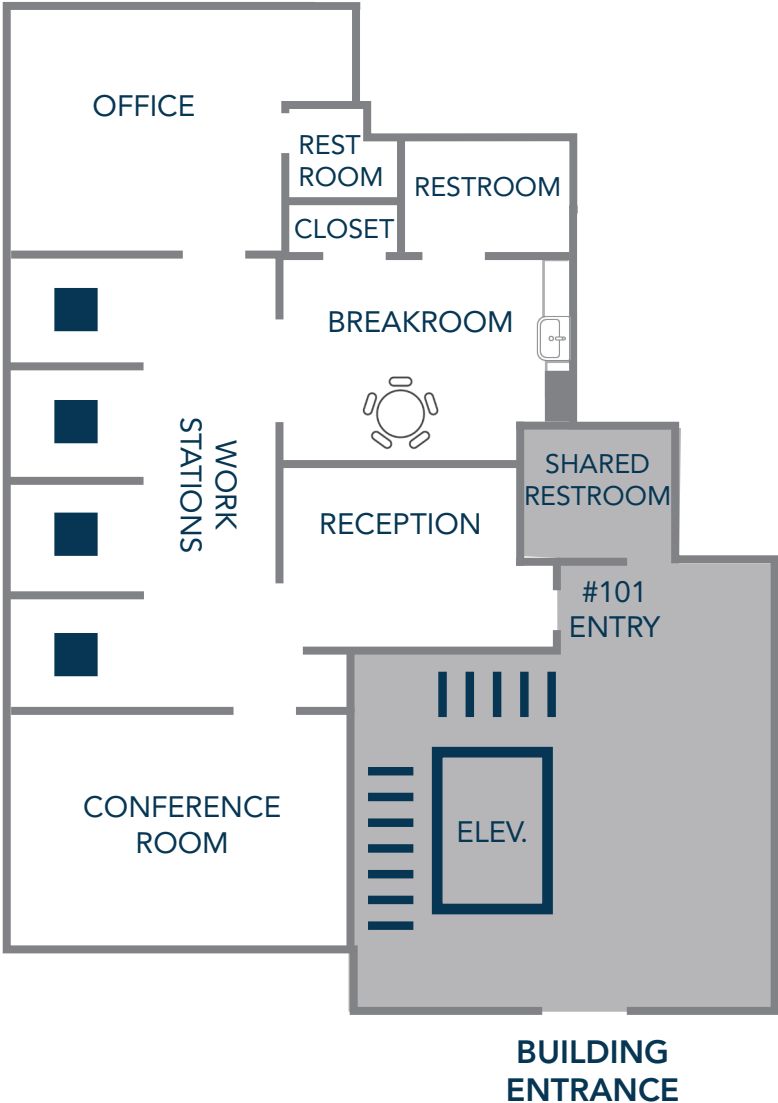


PROPERTY INFORMATION

Sale Price:	\$575,000
Sale Price/SF:	\$364.15/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



AREA
MAPS



CONTACT: Nick Norton, CCIM • 970-213-3116 • nnorton@waypointRE.com

Jake Arnold • 970-294-5331 • jarnold@waypointRE.com



NICK NORTON, CCIM / JAKE ARNOLD

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.