

4867 VENTURE DRIVE

JOHNSTOWN, COLORADO 80534

NEW CONSTRUCTION**12,500 - 75,000 SF
AVAILABLE****SALE PRICE
\$240/SF****ALSO AVAILABLE
FOR LEASE****25,000 SF
EXISTING**

Class A two-story office building at 2534 Business Park. This building is located in the heart of Northern Colorado's fastest growing employment, retail and residential areas at the intersection of Interstate 25 and Highway 34. Its proximity to transportation, rich amenities and strong educated demographics make this a perfect location for any employer. This top of the line office building has the flexibility to be divided into multiple units or be perfect for a single user. Open, efficient floor plates allow for the user to plan the ideal office layout. Other building features include: high ceilings, solid concrete floor between the first and second floor, state-of-the-art HVAC system, elevator served, abundant windows with mountain views, second floor exterior patios, ample parking and more. Lease negotiation is also available upon request, allowing users to decide the best scenario for them. Additional office or flex building opportunities within this development allow for a larger user to have a unique campus setting with square footage options over 100,000 square feet. Amenities nearby include SCHEELS, numerous restaurants and retailers, financial institutions, healthcare, and so much more.

Please see inside and reverse for aerials and floor plans.

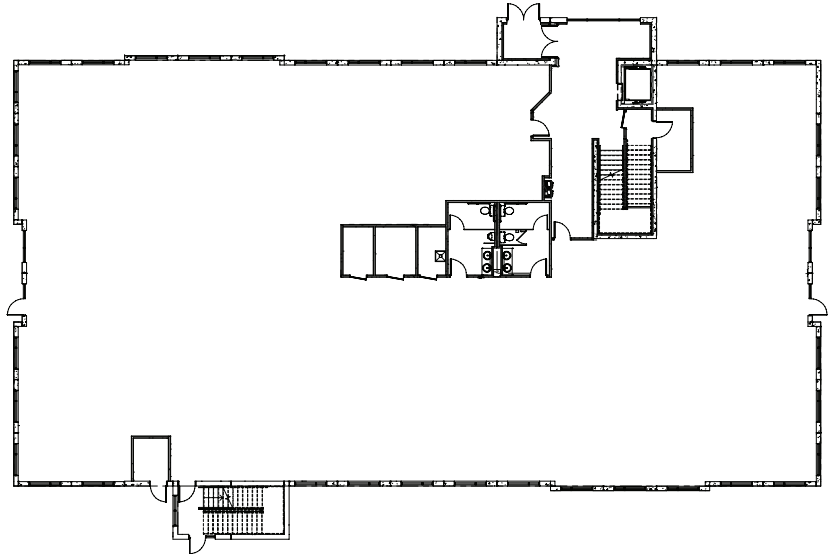
BUILDING FEATURES

- Class A finishes
- Tremendous view corridor
- Potential for additional 12,500 - 75,000 SF of office space on adjacent lots
- Elevator served
- High ceilings
- Walking distance to numerous amenities and restaurants
- Parking ratio: 3.3 : 1,000

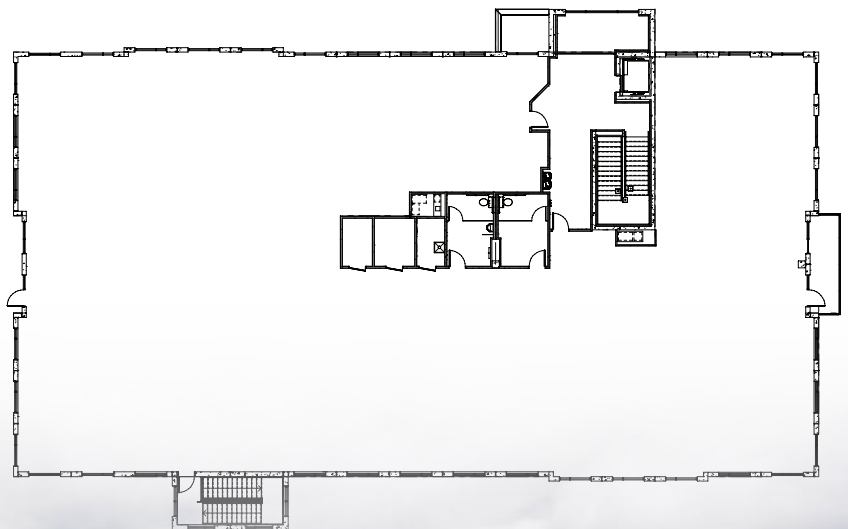
MAJOR EMPLOYERS IN THE AREA

- Hewlett Packard
- Poudre Valley Health Systems
- Anheuser Busch
- Colorado State University
- Agilent
- Woodward
- Broadcom Ltd.
- Otter Box
- Vestas Blades
- Kodak
- University of Northern Colorado
- State Farm Insurance
- Medical Center of the Rockies
- Banner Health Systems

FIRST FLOOR | 12,500 SF



SECOND FLOOR | 12,500 SF



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cushmanwakefield.com



JOHNSTOWN HIGHLIGHTS

Johnstown is strategically located just 40 minutes north of Denver and 20 minutes south of Fort Collins along I-25. Convenient to businesses and retail, Johnstown is in the heart of the Front Range community with easy access to highways and major arterials. Johnstown is also centrally located between the campuses of Colorado State University in Fort Collins, Northern Colorado in Greeley, and Colorado University at Boulder. Johnstown is well positioned in the middle of it all. With a variety of active development sites, there really is something for everyone in the Colorado commercial, industrial and residential development industry.

