

Ridgeview Office Park

JOHNSTOWN, COLORADO 80534



3 LOTS FOR BUILD-TO-SUIT OFFICES FOR LEASE:

5215 Ronald Reagan Blvd

- \$390,000.00 (Lot 1)
- 2 Story Plan-10,000 SF Bldg
- 6,080 SF Bldg Envelope

5225 Ronald Reagan Blvd

- \$348,000.00 (Lot 2)
- Walk-Out Plan-9,954 SF Bldg
- 6,481 SF Bldg Envelope

5275 Ronald Reagan Blvd

- \$390,000.00 (Lot 7)
- 2 Story Plan-10,000 SF Bldg
- 6,080 SF Bldg Envelope

Wheeler Properties, Inc.

1130 38th Avenue, Suite B
Greeley, CO 80634
Office: 970-352-5860

WHEELER
Properties



Ron Randel - CP: 970-590-6222
Jessica Florez - CP: 970-545-0709

Waypoint Real Estate

125 S Howes St, Ste 500
Fort Collins, CO 80521
Office: 970-632-5050

Brian Smerud - CP: 970-415-0538

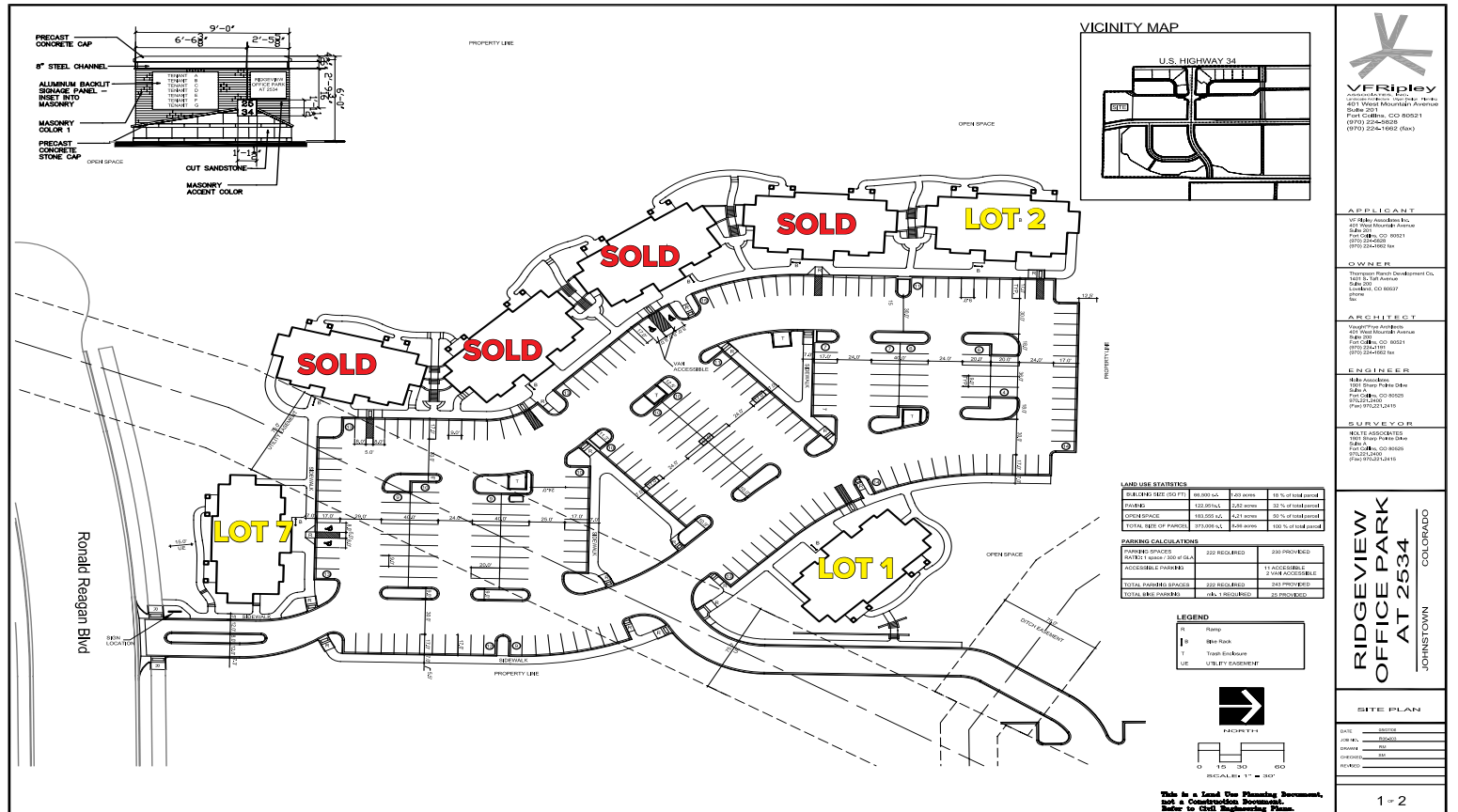
BUILD-TO-SUIT LEASE RATE: \$20-26/SF NNN

NNN = \$10.50/SF

MAXIMUM 10,000 SF DIVISIBLE

BUILDING ENVELOPES AVAILABLE

| Lot # | Available | Walk Out | 2 Story | BE SF | Bldg SF | Listed Price | \$/Bldg SF | Status | 4.997 Acres Total Lot Size 32.05% | \$/SF Dirt |
|-------|--------------------|----------|---------|-------|---------|--------------|------------|-----------|-----------------------------------|------------|
| 1 | 5215 Ronald Reagan | | X | 6,080 | 10,000 | \$390,000 | \$39 | Available | 31,096 | \$12.54 |
| 2 | 5225 Ronald Reagan | X | | 6,481 | 9,954 | \$348,000 | \$35 | Available | 31,096 | \$11.91 |
| 7 | 5275 Ronald Reagan | | X | 6,080 | 10,000 | \$390,000 | \$39 | Available | 31,096 | \$12.54 |



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