

Professional office buildings to be built at 2534 in Johnstown

by Jill Jamieson-Nichols

A series of Class A office buildings ranging from 4,800 to 16,400 square feet is being planned for a mixed-use development just off Interstate 25 and U.S. Highway 34 in Johnstown.

Windsor-based Hartford Land LLC recently announced plans to develop Union Professional Park, which will feature approximately 27,200 sf, at the 2534 development. The approximately \$6 million park will cater to professional office users that want to be centrally located in Northern Colorado, as well as those who want to be next to the new Northern Colorado Rehabilitation Hospital at 2534 and the Medical Center of the Rockies just across Interstate 25, said Gary Hoover

of Hartford Land LLC.

"There is so much going on there that it's just a natural place for anybody who wants to be centrally located to Loveland, Greeley, Windsor and Fort Collins. It's a great location for that, as well as just a great location for any medical users because of the medical uses that are already in place at 2534, plus the new trauma center coming in."

Union Professional Park is expected to feature three to five single-story buildings that are priced from \$185 to \$190 per sf for core and shell. "Considering the high-quality construction Hartford is known for, we feel as though this is an excellent opportunity for an end user to come in and own at a great price," Nick

Christensen, managing principal of Chrisland Inc., said in a press release. Chrisland is marketing the buildings for the developer.

Hartford Land was prepared to build some buildings on a speculative basis, but is working with a couple of users. "We hope to go to contract with the users we're talking to currently and start some buildings right away," said Hoover, who has seen interest from medical, insurance and real estate users. The sizes of the buildings are adjustable based on demand.

Hoover estimated the park will take approximately 18 months to build out from the time the first buildings get under way.

Vignette Studios is the planner and landscape architect for

Please see Larimer, Page 13

Larimer

Continued from Page 12

Union Professional Park. Nolte Associates is the civil engineer, and the architect is SCH2.

The office park is the latest development to be undertaken at 2534, a master-planned mixed-use project with luxury homes, and office, retail, and light-industrial space.

Hartford develops both residential communities and commercial properties in Northern Colorado. Its most recent commercial development was Sunstone Office Park, a six-building park at Timberline Road and Caribou Drive in Fort Collins.