

Future site near rehab hospital could hold offices

By CHRISTINE MCMANUS
ChristineMcManus@coloradoan.com

Hoping to build upon the momentum of health care development in the area, developers are planning to build offices near Northern Colorado Rehabilitation Hospital.

One to four buildings totaling 27,200 square feet could be built at the future Union Professional Park.

The site is directly southwest of the existing rehabilitation hospital and southeast of Union Street and Larimer Park in Johnstown.

Windsor-based Hartford Land, LLC is under contract to buy the 2.2-acre site from Gerrard Development Corp., one of the main landowners at 2534, said Doug Aumont, business manager at Chrisland Inc., which is brokering the deal.



Courtesy of Chrisland, Inc.

Tentative site plan for Union Professional Park with up to four buildings

2534 is a master-planned development of office, retail, light industrial and luxury homes in Johnstown. Construction crews will be working on several projects this year on the land southeast of Interstate 25 and U.S. Highway 34.

Though several potential occupants of the future office buildings have showed interest in the site, none has yet committed. Once a deal is signed, construction could take six to eight months, Aumont said.

Less than a couple miles away, the five-story Medical Center of the Rockies hospital is scheduled to open in January 2007. Medical professionals and staff are planning to begin moving into the new hospital in December.

"Given the close proximity to the two new regional hospitals and all of the residential that is occurring east of Interstate 25, we see this area as becoming a medical and professional corridor," Nick Christensen stated in a press release. Christensen is managing principal of Chrisland Inc.

Future buildings at Union Professional Park could range from 4,800 to 16,400 square feet and could be single-level or multiple-story buildings, depending on occupants' needs. The buildings will be priced at \$185 to \$190 per square foot for the core and shell.

"This is a good way for established businesses to get in and own, rather than

lease," Aumont said.

Vignette Studios is the planner and landscape architect. Nolte Associates is the civil engineering company for the office park.

Originally published March 23, 2006