

'Union Professional Park' draws up new plans

Medical practices and offices to be future occupants of project

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Hartford Land, LLC plans to build several professional buildings on 2.5 acres next to the Northern Colorado Rehabilitation Hospital, which opened in October on U.S. 34 in Johnstown.

Hartford is under contract to buy the land in the 2534 development on the southeast corner of Interstate 25 and U.S. 34 from the original landowner, Gerrard Development Corp. The price has not been released.

Two to four single- or two-story buildings are planned for the site, named the Union Professional Park.

Commercial brokerage firm Chrisland, Inc. is brokering both the land and the office buildings.

Doug Aumont, Chrisland's business manager, said the buildings will be occupied by medical practices and other professionals interested in their proximity to the rehab hospital as well as Medical Center of the Rockies, which is under construction west of the development off U.S. 34. That hospital is slated to open in February 2007.

Aumont said Hartford is talking to several local companies interested in the build-to-suit buildings, which will range in size from 4,800 square feet to 16,400 square feet. Total office space will be around 27,000 square feet.

The buildings will be priced at \$185 per square foot for designs larger than 8,000 square feet, and \$190 per square foot for less than 8,000 square feet.

Construction could begin as early as May, with completion within six to eight months from the contract date.

Vignette Studios will handle planning and landscaping, and Nolte Associates was named the civil engineer on the project.

Hartford Homes, another division of Hartford Land, broke ground in February on Thompson Crossing, a 104-acre high-end residential development at the southeast corner of the development.



The new office park, southeast of U.S. 34 and Interstate 25, will be ready for occupancy by the end of 2006.

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The company will build 149 homes priced from \$350,000 to \$600,000. Nearly half of the property in Hartford Homes' development will be designated as open space.

Jim Slagle, general manager for Hartford Land, said the company will start construction on the first houses in July.

Some houses should be ready for occupancy by the end of the year. Slagle said the housing development will take about two years to complete.

The 2534 development is a 542-acre mixed-use, master-planned project that includes enough land for up to 5 million square feet of office and retail space, of which only about 550,000 square feet have been planned so far.

To date, three office buildings have been announced:

- A two-story health club and office building.
- A four-story, 41,000-square-foot building by Everitt MacMillan Development.
- A three- to five-story, 75,000-square-foot building by Office Investing a Chrisland partner.

Future tenants of 2534 include Club One Health Club, Back on Track Physical Therapy, Escape Spa and Salon, Ethan Allen, Home State Bank, Burns Marketing and Communications, Bank of Colorado and LBN Insurance.

Occupancy will begin by the end of 2006.

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