



Get a \$10K
Hawaiian Vacation
with Your Unit
Purchase!

PERSONAL/BUSINESS WAREHOUSE FOR SALE OR LEASE: STARTING AT \$275.40/SF

LIMITED TIME OFFER
\$10,000 towards the trip of your
dreams, for the next 10 Buyers*

**Terms apply. See page 13.*

NO GROUND LEASE!

Contact broker for more information

Broker co-op fee offered - to be disclosed & agreed upon at time of contract

LOCATION: 5378 & 5388 Ronald Reagan Blvd
Johnstown CO 80534

SIZING: 1,406 SF - 2,720

AVAILABLE UNITS: 40 Units

SALE PRICE: Starting at \$275.40/SF

LEASE RATE: \$19.75/SF NNN
Lease to Purchase Option - Contact

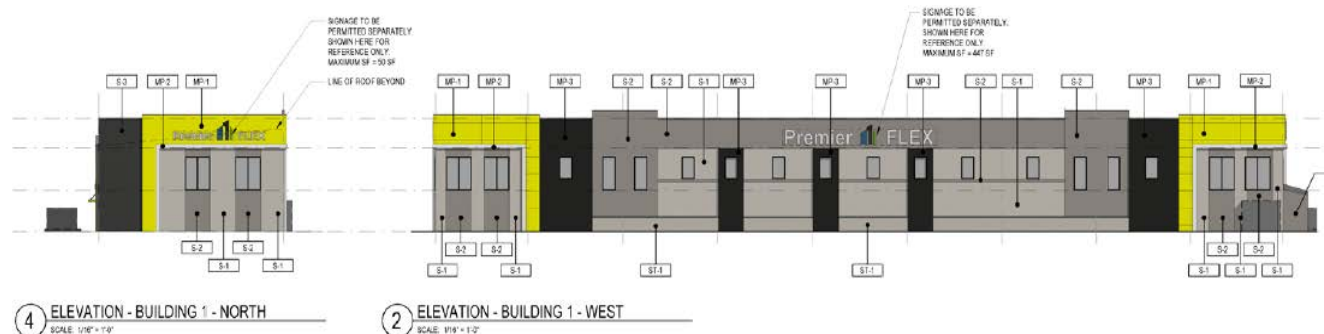
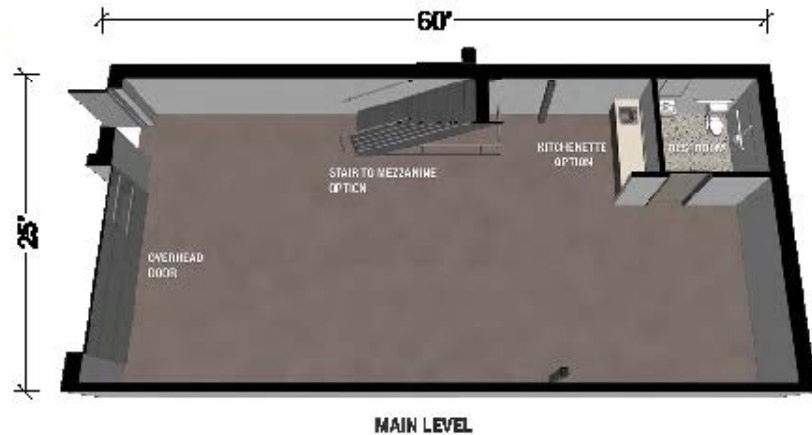
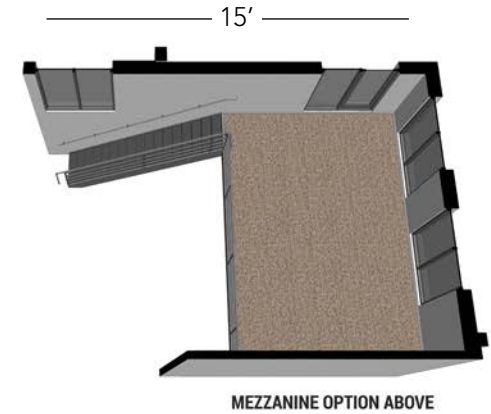
KEY FEATURES

GENERAL INCLUSIONS

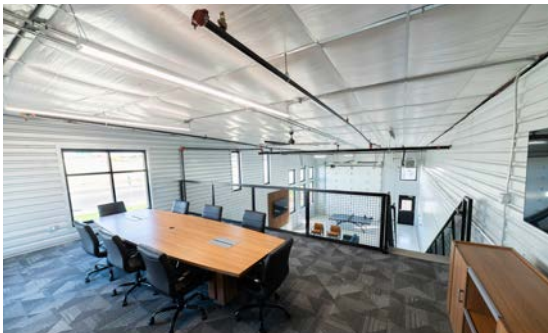
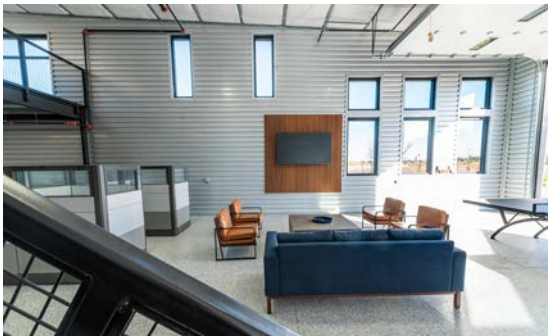
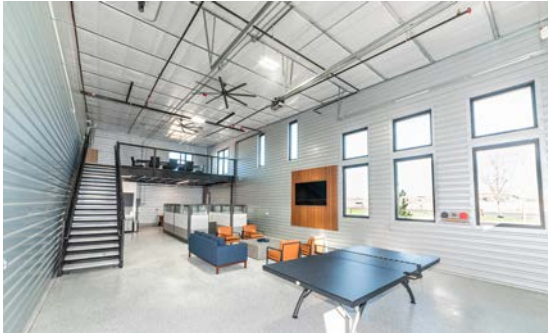
- Heated and air conditioned
- 14' x 14' overhead doors
- 100 Amp 120/208v 3-Phase electrical panel
- Ceiling height is 20' minimum, slopes up to 24'
- Bathroom included in each unit
- Wide drive aisles
- LED - Energy Efficient Lighting
- Electric & tankless water heater
- Mezzanine / Loft

CUSTOMIZATION OPTIONS

- Epoxy coated floors
- Wet Bar / Sink
- Oversized Ceiling Fans
- Interior Finishes and/or Buildout to Suit



KEY FEATURES



FINANCING

Choose your lender or finance your purchase through Premier Flex's preferred project lender

OWNERSHIP

Get the true benefits of ownership -
Own your unit without encumbrances:
no ground lease

RESALE VALUE

Why pay a landlord rent every month?
Pay yourself and benefit from long
term appreciation offered by this
A+ location

INVESTMENT

Your investment is protected
through a professionally managed
association and condo documents
that tightly control the quality of
uses within the project

SITE MAP

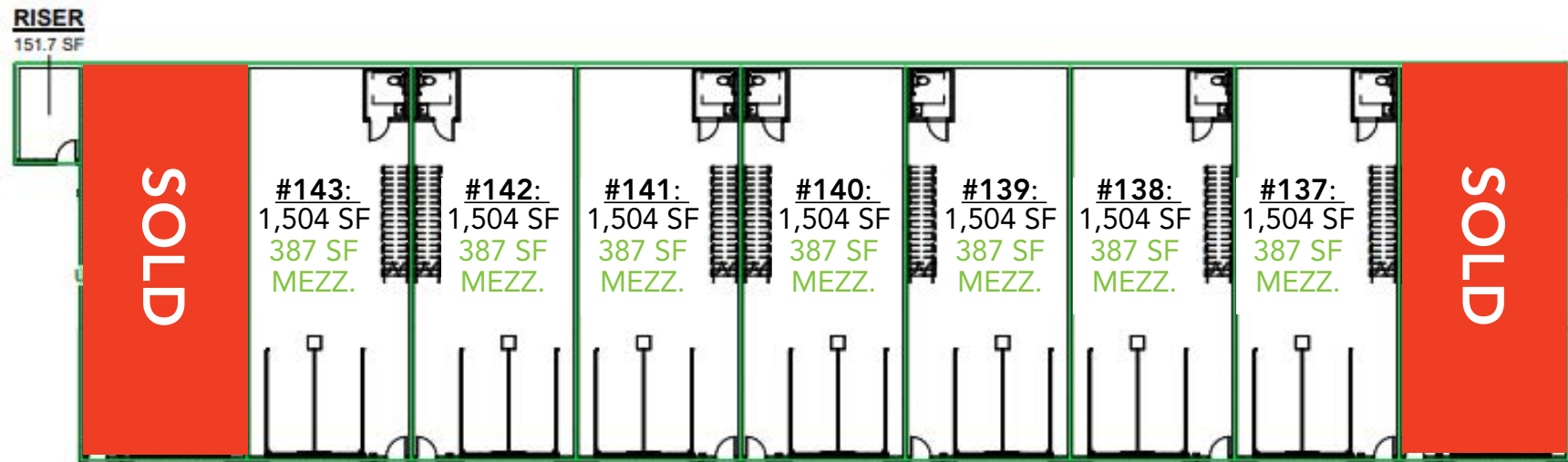


VICINITY MAP

- Available Units
- Leased
- Reserved
- Sold



BUILDING A



BUILDING B

MECHANICAL
576.1 SF

LEASED

#118:
1,618SF
408 SF
MEZZ.

#119:
1,618SF
408 SF
MEZZ.

#120:
1,603SF
404 SF
MEZZ.

#121:
1,513SF
381 SF
MEZZ.

#122:
1,513SF
381 SF
MEZZ.

#123:
1,513SF
381 SF
MEZZ.

#124:
1,513SF
381 SF
MEZZ.

#125:
1,513SF
381 SF
MEZZ.

#126:
2,052SF
668 SF
MEZZ.

#109:
1,752SF
375 SF
MEZZ.

#110:
1,779SF
388 SF
MEZZ.

#111:
1,513SF
381 SF
MEZZ.

#112:
1,513SF
381 SF
MEZZ.

#113:
1,513SF
381 SF
MEZZ.

#114:
1,513SF
381 SF
MEZZ.

#115:
1,513SF
381 SF
MEZZ.

#116:
1,513SF
381 SF
MEZZ.

#127:
1,999SF
654 SF
MEZZ.

#128:
1,512SF
381 SF
MEZZ.

#129:
1,512SF
381 SF
MEZZ.

#130:
1,512SF
381 SF
MEZZ.

#131:
1,512SF
381 SF
MEZZ.

#132:
1,512SF
381 SF
MEZZ.

#133:
1,421SF
358 SF
MEZZ.

#134:
1,421SF
358 SF
MEZZ.

#107:
1,513SF
381 SF
MEZZ.

#106:
1,513SF
381 SF
MEZZ.

#105:
1,513SF
381 SF
MEZZ.

#104:
1,513SF
381 SF
MEZZ.

#103:
1,513SF
381 SF
MEZZ.

#102:
1,422SF
358 SF
MEZZ.

#101:
1,422SF
358 SF
MEZZ.

#100:
1,407SF
355 SF
MEZZ.

LEASED

UNIT PRICING WITH MEZZANINE*

UNIT	SIZE (SF)	SALE PRICE
100	1,762	\$500,179.38
101	1,780	\$490,269.48
102	1,780	\$490,269.48
103	1,894	\$521,653.42
104	1,894	\$521,653.42
105	1,894	\$521,653.42
106	1,894	\$521,653.42
107	1,894	\$521,653.42
108	1,894	LEASED
109	2,127	\$597,106.68
110	2,167	\$607,066.86
111	1,894	\$521,653.42
112	1,894	\$521,653.42
113	1,894	\$521,653.42
114	1,894	\$521,653.42
115	1,894	\$521,653.42
116	1,894	\$521,653.42
117	2,007	LEASED
118	2,026	\$572,914.12
119	2,026	\$572,914.12
120	2,007	\$552,719.02
121	1,894	\$521,653.42
122	1,894	\$521,653.42
123	1,894	\$521,653.42
124	1,894	\$521,653.42
125	1,894	\$531,168.00

UNIT	SIZE (SF)	SALE PRICE
126	2,720	\$723,373.68
127	2,653	\$705,031.66
128	1,893	\$521,335.08
129	1,893	\$521,335.08
130	1,893	\$521,335.08
131	1,893	\$521,335.08
132	1,893	\$521,335.08
133	1,779	\$489,951.14
134	1,779	\$489,951.14
135	1,761	LEASED
136	1,947	SOLD
137	1,891	\$534,418.36
138	1,891	\$534,418.36
139	1,891	\$534,418.36
140	1,891	\$534,418.36
141	1,891	\$534,418.36
142	1,891	\$534,418.36
143	1,891	\$534,418.36
144	1,910	SOLD

***See next page for pricing without mezzanine option.**

UNIT PRICING *WITHOUT* MEZZANINE*

UNIT	SIZE (SF)	SALE PRICE
100	1,407	\$447,904.38
101	1,422	\$452,679.48
102	1,422	\$452,679.48
103	1,513	\$481,648.42
104	1,513	\$481,648.42
105	1,513	\$481,648.42
106	1,513	\$481,648.42
107	1,513	\$481,648.42
108	1,513	LEASED
109	1,752	\$557,731.68
110	1,779	\$566,326.86
111	1,513	\$481,648.42
112	1,513	\$481,648.42
113	1,513	\$481,648.42
114	1,513	\$481,648.42
115	1,513	\$481,648.42
116	1,513	\$481,648.42
117	1,603	LEASED
118	1,618	\$515,074.12
119	1,618	\$515,074.12
120	1,603	\$510,299.02
121	1,513	\$481,648.42
122	1,513	\$481,648.42
123	1,513	\$481,648.42
124	1,513	\$481,648.42
125	1,513	\$481,648.42

UNIT	SIZE (SF)	SALE PRICE
126	2,052	\$653,233.68
127	1,999	\$636,361.66
128	1,512	\$481,330.08
129	1,512	\$481,330.08
130	1,512	\$481,330.08
131	1,512	\$481,330.08
132	1,512	\$481,330.08
133	1,421	\$452,361.14
134	1,421	\$452,361.14
135	1,406	LEASED
136	1,549	SOLD
137	1,504	\$478,783.36
138	1,504	\$478,783.36
139	1,504	\$478,783.36
140	1,504	\$478,783.36
141	1,504	\$478,783.36
142	1,504	\$478,783.36
143	1,504	\$478,783.36
144	1,519	SOLD

***See previous page for pricing with mezzanine option.**

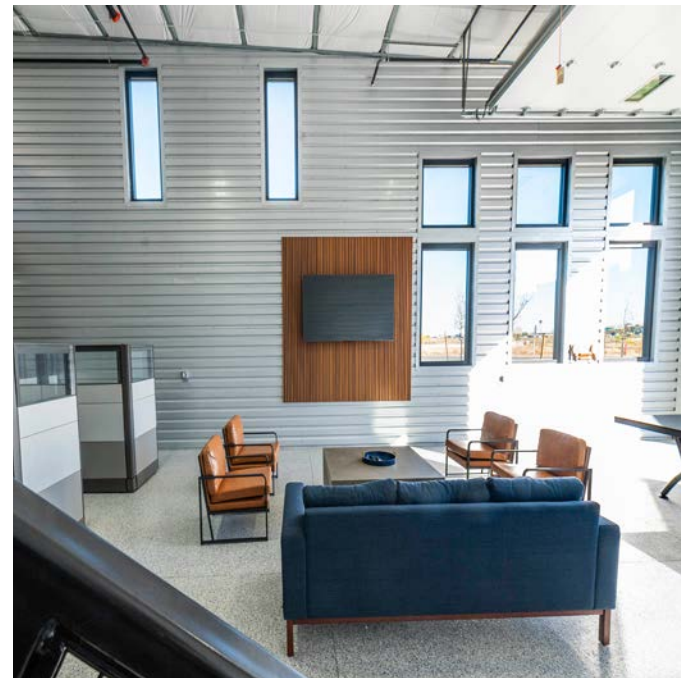
AREA MAP



Premier FLEX

5378 & 5388 Ronald Reagan Blvd, Johnstown CO 80534





UNIT UPGRADE PRICING

LARGE FAN

8-blade with remote and wall control



TOTAL: \$3,003

COMBINE UNITS

Long walls - add steel after framing

TOTAL: \$37,763

Short side - remove framing, open wall

TOTAL: \$1,650

FLOOR FINISH PRICING

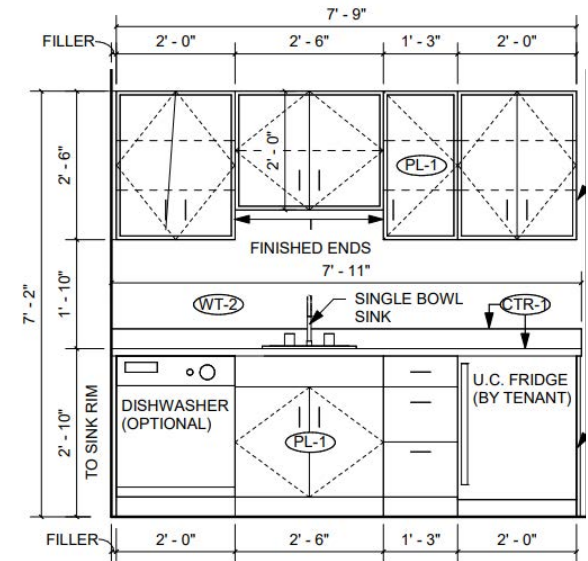
Clear Seal	\$8,752
Solid Color	\$9,299
Flake	\$10,393
Polished Concrete	\$19,691

ELECTRICAL

Upgrade panel to 200 Amp
*varies based on distance of unit from MDP

TOTAL: \$4,400 - \$10,450

WET BAR ADD-ON



*Exact cabinet configuration and dimensions TBD

TOTAL: \$18,838

Premier FLEX

**BUY A UNIT: Get a \$10,000
Hawaiian vacation, or choose
your dream destination
anywhere in the world!**

Available to the next 10 buyers who close within 60 days of a fully executed reservation agreement. Your \$10,000 getaway will be arranged by our travel agent following a successful closing, whether it's Hawaii or wherever you'd love to go next.

Contact a broker for full details and eligibility.

Contact Us

Marc Robson

970-215-4438

mrobson@waypointRE.com

WEBSITE



LIFESTYLE
TOUR



The information contained in this offering has been obtained from sources believed to be reliable, however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.