

END OF YEAR PROMOTION!

Premier  **FLEX**



Secure up
to \$10K in
closing costs!

A timely
advantage for
savvy investors.

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

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

NO GROUND LEASE!

Contact broker for more information

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



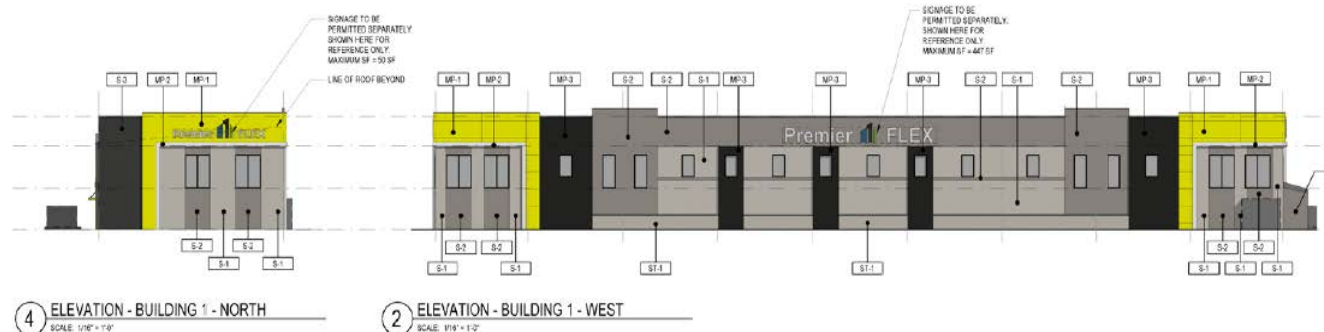
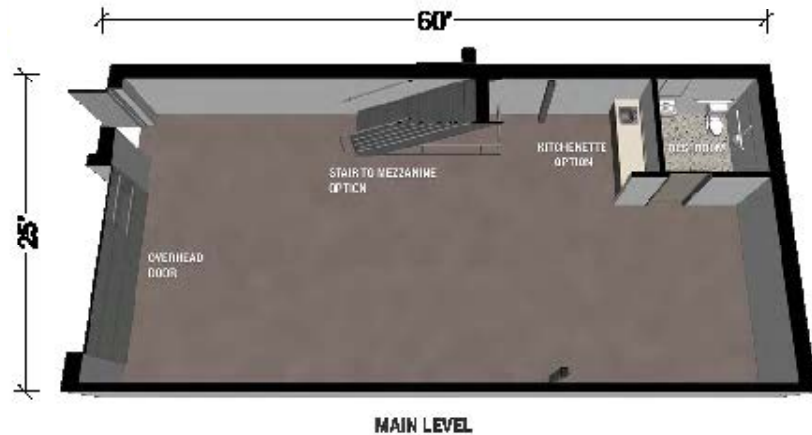
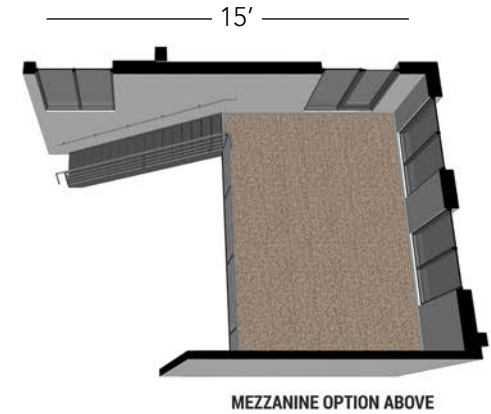
KEY FEATURES

GENERAL INCLUSIONS

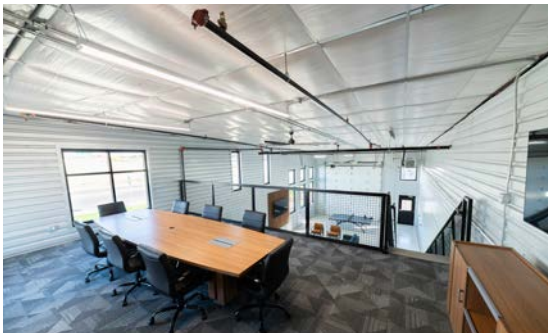
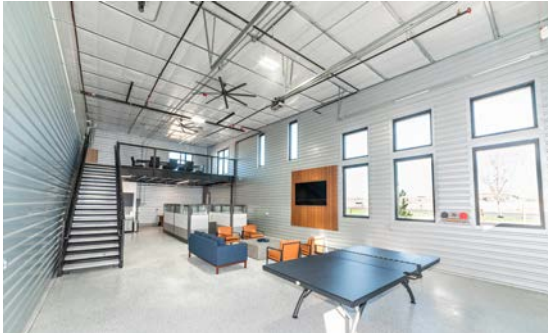
- Heated and air conditioned
- 14' x 14' overhead doors
- 100 Amp 120/208v 3-Phase electrical panel
- Ceiling height is 20' minimum, slopes up to 24'
- Bathroom included in each unit
- Wide drive aisles
- LED - Energy Efficient Lighting
- Electric & tankless water heater
- Mezzanine / Loft

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

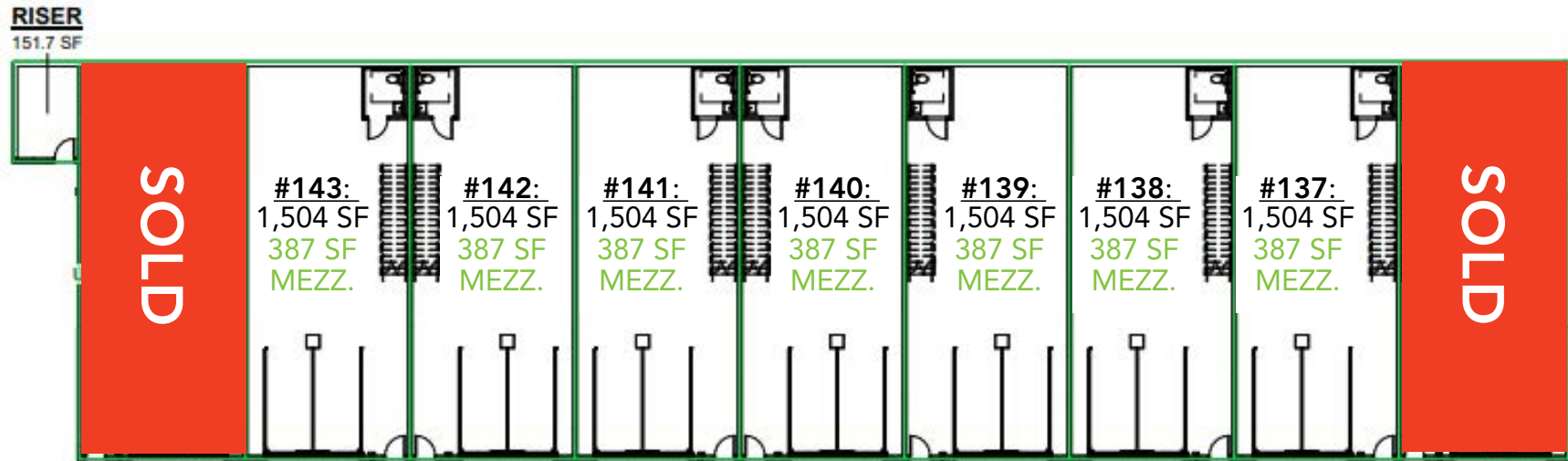


VICINITY MAP

- Available Units
- Leased
- Reserved
- Sold



BUILDING A



MECHANICAL
578 + 96



RESERVED

LEASED

LEASED

UNIT PRICING WITH MEZZANINE*

UNIT	SIZE (SF)	SALE PRICE
100	1,762	LEASED
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	Reserved
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	LEASED
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	Reserved
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.**

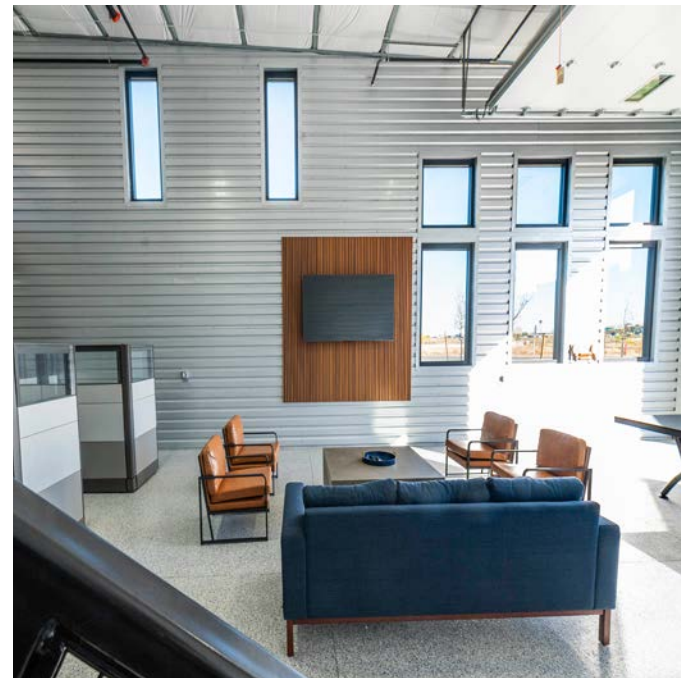
AREA MAP



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

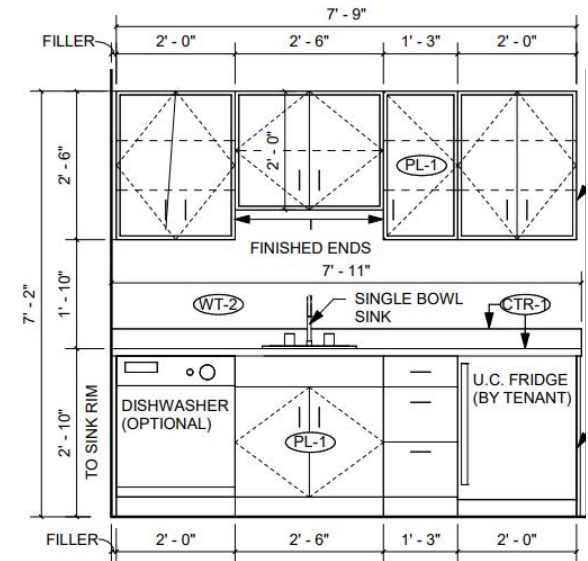
Clear Seal	\$8,752
Solid Color	\$9,299
Flake	\$10,393
Polished Concrete	\$19,691

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

END OF YEAR PROMOTION!

Make Your Year-End
Investment Count.

Receive up
to \$10,000 in
developer-paid
closing costs!
A smart move for
year-end financial
advantages.

Premier  FLEX



Contact:

Marc Robson

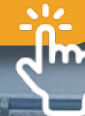
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WEBSITE



LIFESTYLE
TOUR



waypoint
REAL ESTATE

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.