

## NCBR Article

### 2534 office project doubles

By Staff

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JOHNSTOWN -- Developers of an office park at the mixed-use project known as 2534 in Johnstown have more than doubled their stake at the site southeast of the Interstate 25 junction with U.S. Highway 34.

The company, 2534 Office Investors II LLC, purchased 5.67 acres of vacant land from Beacon View Holdings LLC for \$1,358,621, increasing the size of their project to 10.5 acres.

A new site plan for The Office at 2534, as the development is known, includes an 86,000-square-foot, five-story office building, three "flex-tech" office buildings adding another 86,000 square feet and a 10,000-square-foot building that would accommodate a medical office, day-care center, hotel or another complimentary use. When completed, the office park would total about 182,000 square feet of space.

Nick Christensen and Ryan Schaefer of Chrisland Inc. represented the buyers in the transaction, while Jared Goodman of The Group Inc. Real Estate represented the seller. Chrisland will market the new office space.

"We are really excited about the newly acquired piece of land as it will allow for greater flexibility," Christensen said in a statement announcing the sale. "We will be able to accommodate a variety of office and office-flex users ranging in size from 2,500 to 100,000-plus square feet."

2534 is a 542-acre, high-quality, mixed-use master-planned community featuring retail, office, industrial, and high-end residential properties.