

Larimer & Weld Counties

Northern Colorado's biggest office building is in the works

by Jill Jamieson-Nichols

The largest building in Northern Colorado and a new, 59,000-square-foot health club are being planned at 2534, a master-planned mixed-use development at Interstate 25 and U.S. Highway 34 in Johnstown.

A group called 2534 Office Investors LLC, managed by Chrisland Inc., recently paid \$1.15 million for a 4.8-acre site where it plans to build a 75,000-sf multistory office building. The building will be next to Club Colorado at 2534, a high-quality health club being developed by Beacon View Holdings LLC.

"It will definitely be a Class A building that I think will rival anything in this area," said Chrisland's Nick Christensen.

The developer is in the process of selecting an architect to design the approximately five-story building. As the design is finalized, preleasing will get under way. Depending on the level of interest, construction could begin in anywhere from six to 18 months.

"We are committed to designing it and gearing up and getting it ready," said Christensen, who believes the recovering office market bodes well for the project.

The building is the latest project to be announced at 2534, a 542-acre project that will combine high-end residential, retail, office and industrial uses.

Beacon View recently purchased the 5.67-acre health club site for \$1.33 million.

The two properties were sold by Thompson Ranch Development Company Inc., a group of devel-

opers that includes Dale Boehner, Dick Boehner and Scott Mueller. Christensen and Ryan Schaefer, also of Chrisland, represented the group in the sale to Beacon View, which was represented by Irene Mainon of Re/Max Advanced Inc.

Christensen and Schaefer represented 2534 Office Investors LLC in its acquisition.

Other News

■ An approximately 10,000-square-foot office/warehouse condominium building is being planned along the Harmony Road corridor in Fort Collins.

A limited liability company organized by **Brinkman Partners** purchased 25,200 sf of land at

4518 Innovation Drive, where it expects to complete the condos over the next nine months. Condos from 1,700 sf to the entire building will be available, according to Brinkman Partners' **Kevin Brinkman**.

Prices will start at \$130 per sf, depending on tenant finish. Spaces also are being offered for lease at \$10 to \$15 per sf triple net.

While there have been a number of new office condo projects developed in southeast Fort Collins, Brinkman said there hasn't been much in the way of office/warehouse space, and while demand for it is strong, there aren't many development sites available.

Aller Lingle is designing
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