

Build-to-Suit / Lease Details

Full Building SF: **9,476 SF**
 Conceptual Unit A: **4,738 SF**
 Conceptual Unit B: **4,738 SF**
 Lease Rate: **\$24 - \$26.00 SF NNN**

Sale Details

Condo/Building Sale:
\$380 - \$405/SF
 Development Lot Sale:
 (.78 acre / 34,203 SF)
\$475,000

DEVELOPMENT READY PAD SITE WITH PROMINENT SIGNAGE

- Standalone with building and monument signage
- Regional location with quick access to I-25
- Permit ready for office building
- Low mill levy
- Prominent surrounding tenants
- Single or multi-tenant layout
- Core/shell delivery
- Tenant Improvement Allowance Negotiable



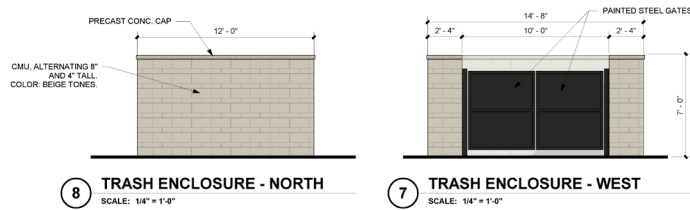
CONCEPTUAL BUILDING RENDERINGS



6 VIEW FROM SOUTHWEST
SCALE:

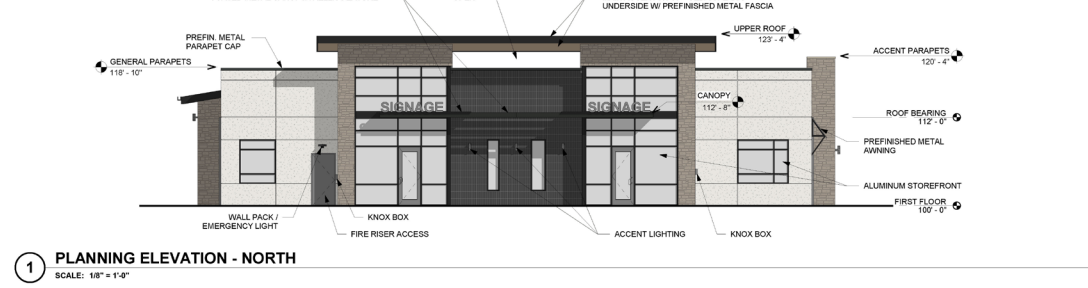
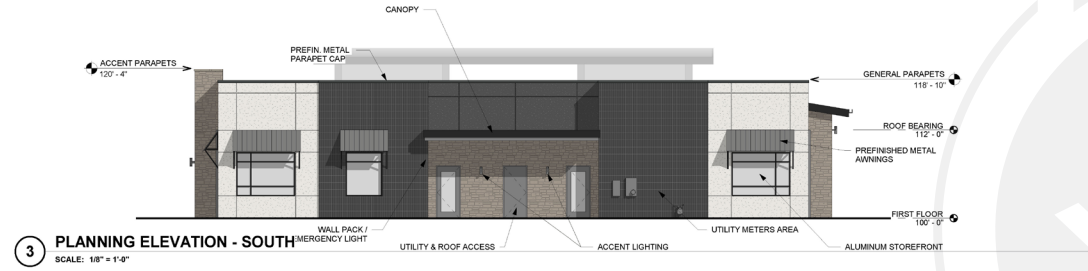
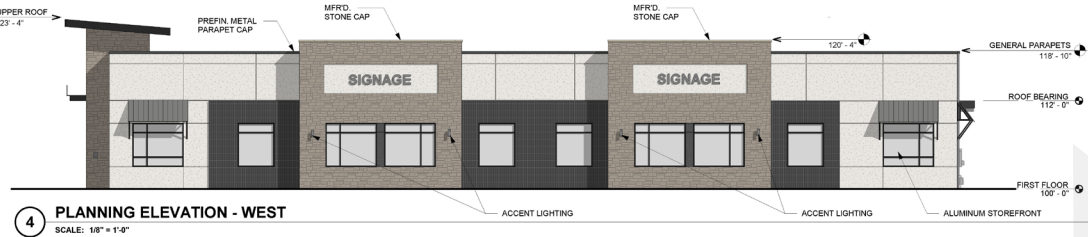


5 VIEW FROM NORTHWEST
SCALE:



MATERIAL LEGEND

- STUCCO 1 - WITH ALUMINUM REVEALS
COLOR: LIGHT NEUTRAL TONE
- STUCCO 2 - WITH ALUMINUM REVEALS
COLOR: LIGHT NEUTRAL TONE
- MANUFACTURED STONE VENEER
COLOR: LIMESTONE MIX
- BRICK - VERTICAL STACK BOND
COLOR: BLACK VARIATION



PROJECT NUMBER: 2020-30

WINDSOR M.O.B.

8000 S CO RD 5
WINDSOR, CO 80528

VFLA
VAUGHT FRYE LARSON ARONSON
ARCHITECTURE + INTERIORS

Strength in design. Strength in partnership.
Strength in community.

4330 Canyon Ave Suite 200, Fort Collins, CO 80521 | 970.224.1501
100 East Lindbergh, Cheyenne, WY 82001 | 307.688.0700
www.vfla.com

IN ASSOCIATION WITH:

- CIVIL ENGINEER: KELLY DEVELOPMENT SERVICES, LLC
- LANDSCAPE ARCHITECT: JUMP DESIGN CO.
- STRUCTURAL ENGINEER: LARSEN STRUCTURAL DESIGN
- MECHANICAL & PLUMBING ENGINEER: INTEGRATED MECHANICAL, LLC
- ELECTRICAL ENGINEER: ACDONN PROFESSIONAL SERVICES, INC. (APSI)

SCHEMATIC DESIGN

SHEET NUMBER	DATE
PLANNING SUBMITTAL	07-17-2020
SCHEMATIC DESIGN	2020-08-18

SEAL:

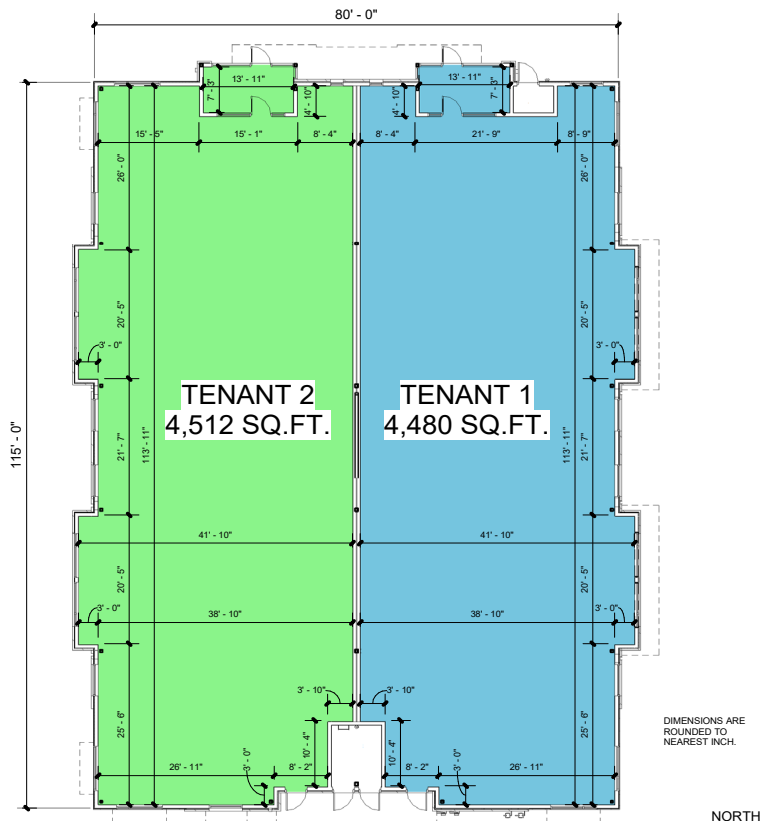
NOT FOR CONSTRUCTION FOR REFERENCE ONLY

COPYRIGHT © 2020 10-23-20 AM
VAUGHT FRYE LARSON ARONSON ARCHITECTURE + INTERIORS, INC.
THIS DRAWING MAY NOT BE REPRODUCED, COPIED, REPRODUCED, OR
COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF VFLA

EXTERIOR ELEVATIONS

DRAWING NUMBER:
A3.1

FLOOR PLAN



WINDSOR M.O.B. TENANT SF

SCALE: 1/16" = 1'-0"

DIMENSIONS ARE
ROUNDED TO
NEAREST INCH.



VFLA
VAUGHT FRYE LARSON ARONSON
ARCHITECTURE + INTERIORS
419 Canyon Avenue Suite 200, Fort Collins, CO 80521
108 East Lincolnway, Cheyenne, WY 82001
CO: 970.224.1191 | WY: 307.635.5710
www.VFLA.com

WINDSOR
M.O.B.

TENANT SF

Project number 2020-30
Date 07/19/21

A1.1E

Scale 1/16" = 1'-0"



- Lease: Single or multi-tenant layout
- Sale: Full building or separate condos
- Entitled development site

CONTACT: Josh Guernsey • 970-218-2331 • jguernsey@waypointRE.com
Jake Arnold • 970-294-5331 • jarnold@waypointRE.com