

8000 S. COUNTY RD. 5
WINDSOR, CO

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	24.00 - 26.00 SF NNN
Tenant Improvement Allowance Negotiable	

Sale Details

Condo / Building Sale	\$380 - \$405/SF
Development Lot Sale	\$495,945
(.78 acre / 34,203 SF)	

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



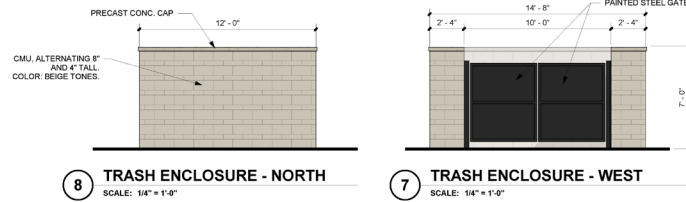
CONCEPTUAL BUILDING RENDERINGS



6 VIEW FROM SOUTHWEST
SCALE:



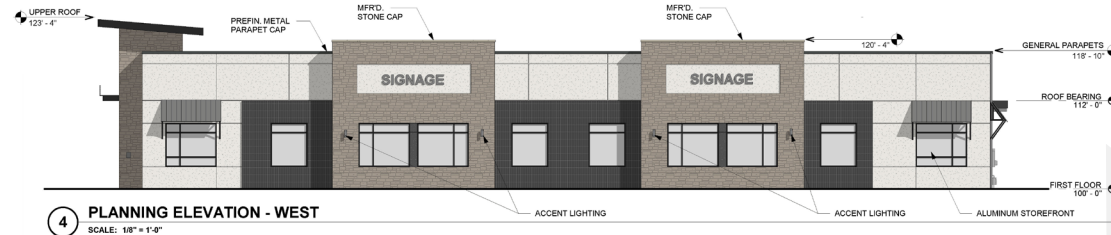
5 VIEW FROM NORTHWEST
SCALE:



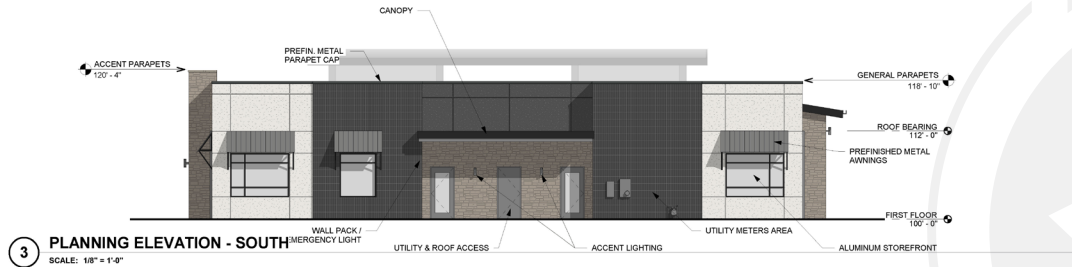
8 TRASH ENCLOSURE - NORTH
SCALE: 14" = 1'-0"

7 TRASH ENCLOSURE - WEST
SCALE: 14" = 1'-0"

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



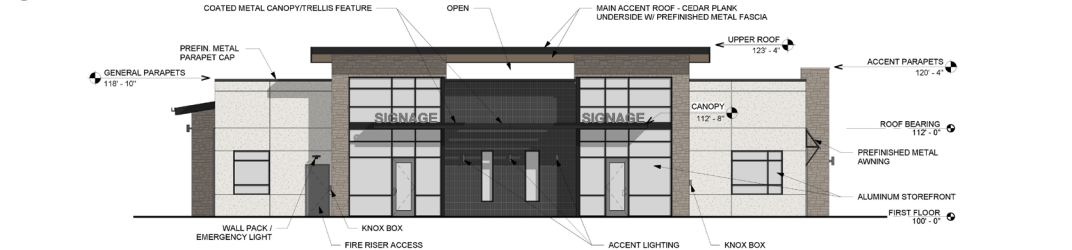
4 PLANNING ELEVATION - WEST
SCALE: 1/8" = 1'-0"



3 PLANNING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



2 PLANNING ELEVATION - EAST
SCALE: 1/8" = 1'-0"



1 PLANNING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

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.

4331 Canyon Ave Suite 200, Fort Collins, CO 80521 | 970.224.1191
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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
ADONAI PROFESSIONAL SERVICES, INC. (APS)

SCHEMATIC DESIGN

SHEET PROVISIONS

DESCRIPTION	DATE
PLANNING SUBMITTAL	07-17-2020
SCHEMATIC DESIGN	2020-08-18

SEAL:

NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

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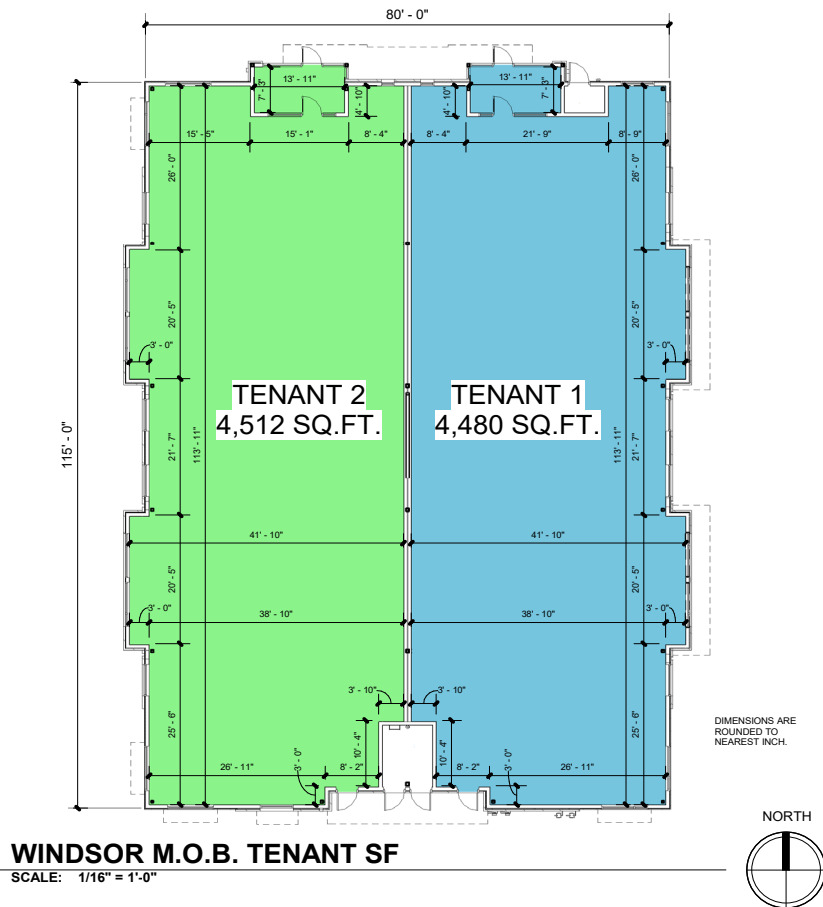
VAUGHT FRYE LARSON ARONSON ARCHITECTURE + INTERIORS, INC.
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EXTERIOR ELEVATIONS

DRAWING NUMBER:

A3.1

FLOOR PLAN



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

VFLA
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**WINDSOR
M.O.B.**

TENANT SF

Project number 2020-30
Date 07/19/21

A1.1E
Scale 1/16" = 1'-0"

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