



Space Available:
3,615 SF

Lease Rate:
\$27.00/SF NNN

NNN Rate:
\$15.25/SF NNN
**2025 estimate*

301 MAIN ST
WINDSOR, CO 80550

ACROSS FROM WINDSOR LAKE

RETAIL SPACE IN THE HEART OF DOWNTOWN WINDSOR FOR LEASE

- **Versatile Retail Space:** High ceilings, tons of natural light, cocktail lounge, full-service bar, and private balcony overlooking Main Street and Windsor Lake.
- **Established Windsor Mill Tenants:** Join a vibrant mix of restaurants, including Windsor Mill Tavern, Tiho's Tequila Bar & Restaurant, and Peculier Ales.
- **Prime Downtown Location:** On Main Street with high foot traffic and excellent visibility, near popular dining, shopping, and entertainment—including Hearth Restaurant and Chimney Park Restaurant & Bar.
- **Urban Décor:** Exposed red brick, metal beams, and chandeliers.
- **Welcoming & Accessible:** Building signage available, main entrance, elevator and stairs

**NEIGHBORING TENANTS:
WINDSOR MILL TAVERN,
TIHO'S TEQUILA BAR & RESTAURANT,
& PECULIER ALES**

**CLOSE TO HEARTH &
CHIMNEY PARK RESTAURANTS**

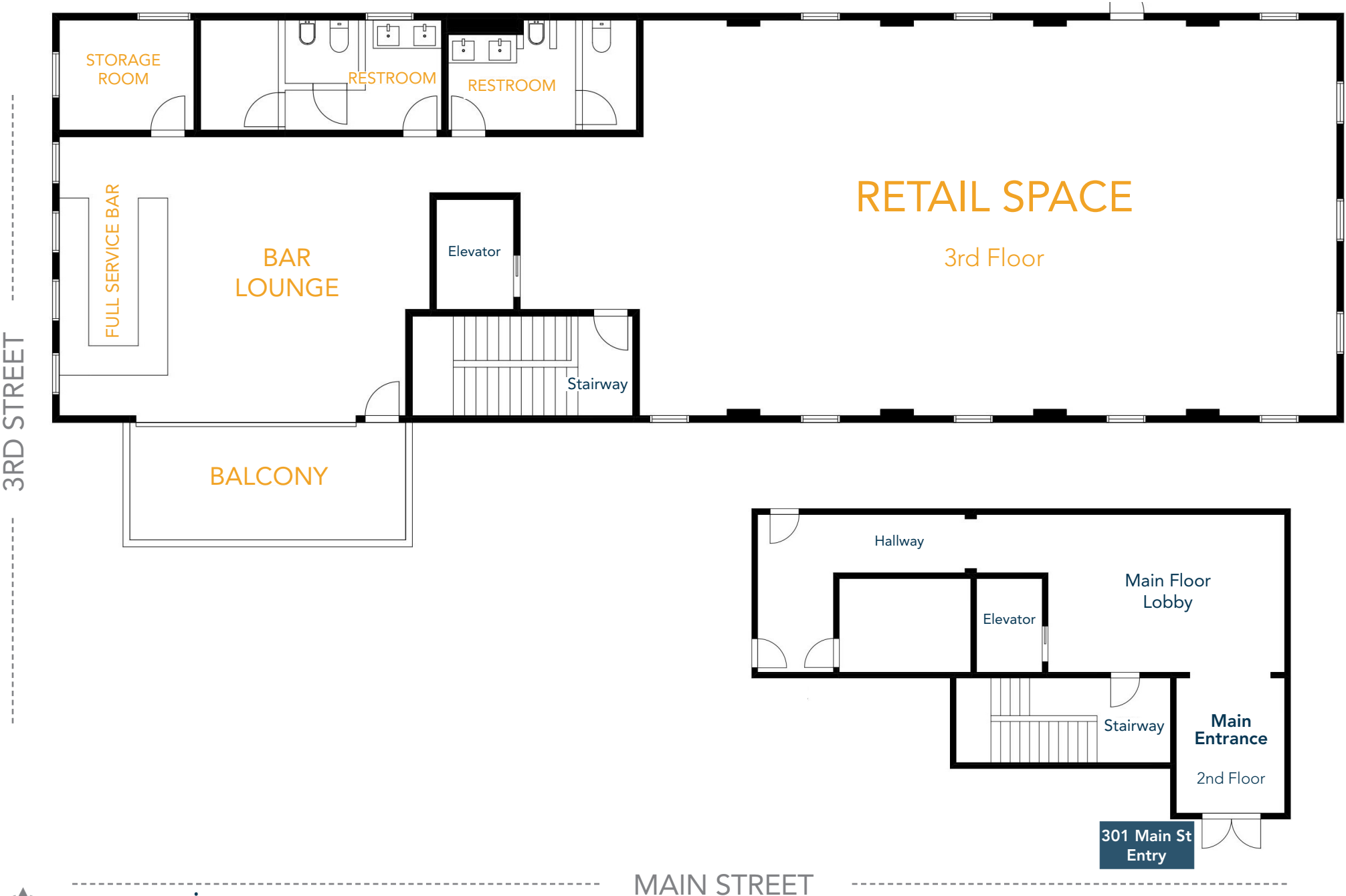
PRIME DOWNTOWN LOCATION



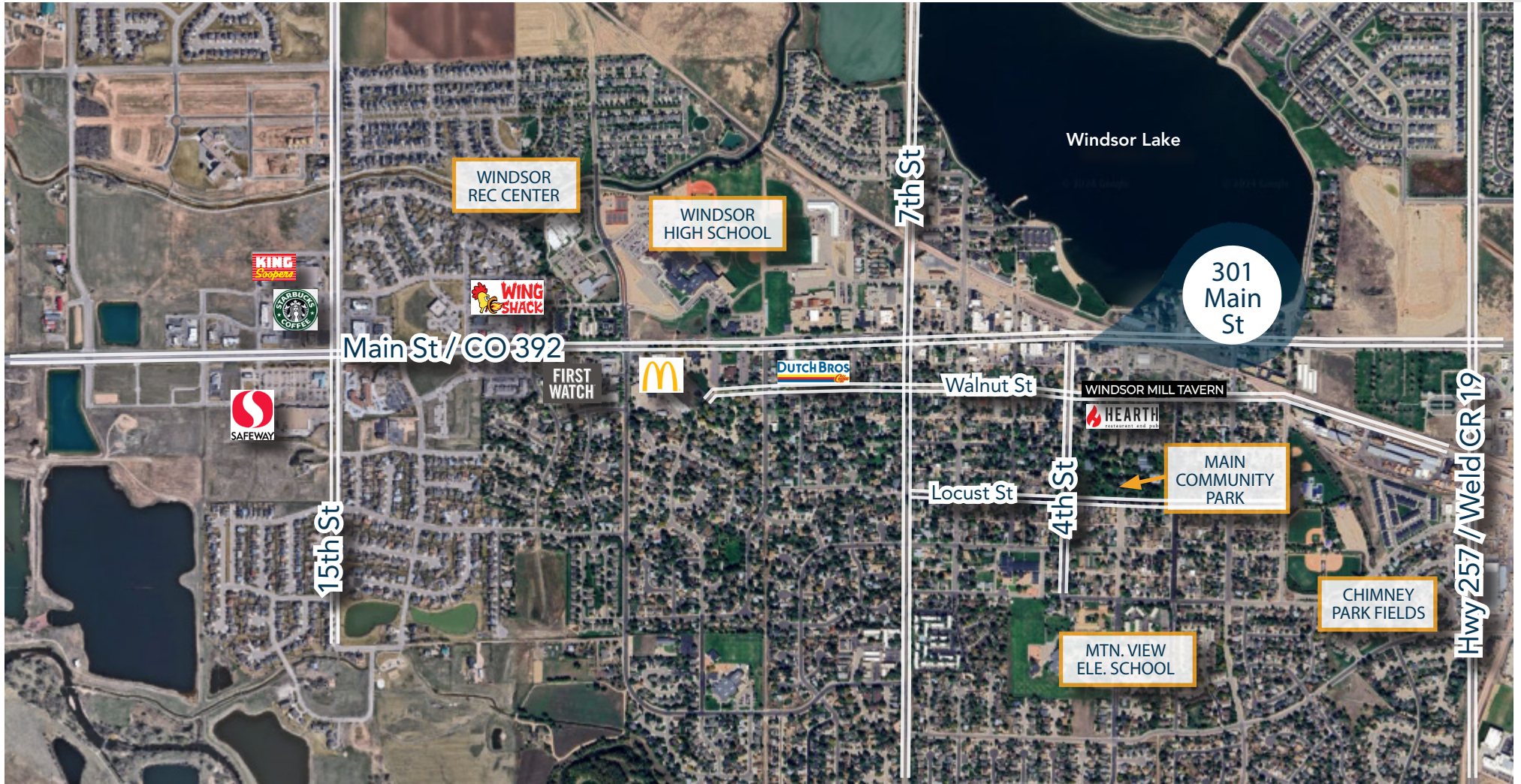
RETAIL SPACE - PHOTOS



RETAIL SPACE - FLOORPLAN



AREA MAP



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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.