



Space Available:
1,250 SF

Lease Rate:
\$27.00/SF NNN

NNN Rate:
\$11.62/SF NNN
*2025 estimate

RETAIL SPACE IN THE HEART OF WINDSOR FOR LEASE

- Spacious floor plan and storefront windows ideal for salon or similar retail space
- Recently updated finishes and energy efficient lighting
- Situated in the heart of Windsor, with excellent visibility and high foot traffic
- Surrounded by popular dining, shopping, and entertainment options
- Close to Windsor Lake, parks, and schools
- Building signage available

**201 4TH ST
WINDSOR, CO
80550**

**MAIN STREET
FRONTAGE — ENDCAP**

**DIRECTLY BELOW
THE HEARTH RESTAU-
RANT**

**PRIME DOWNTOWN
LOCATION**



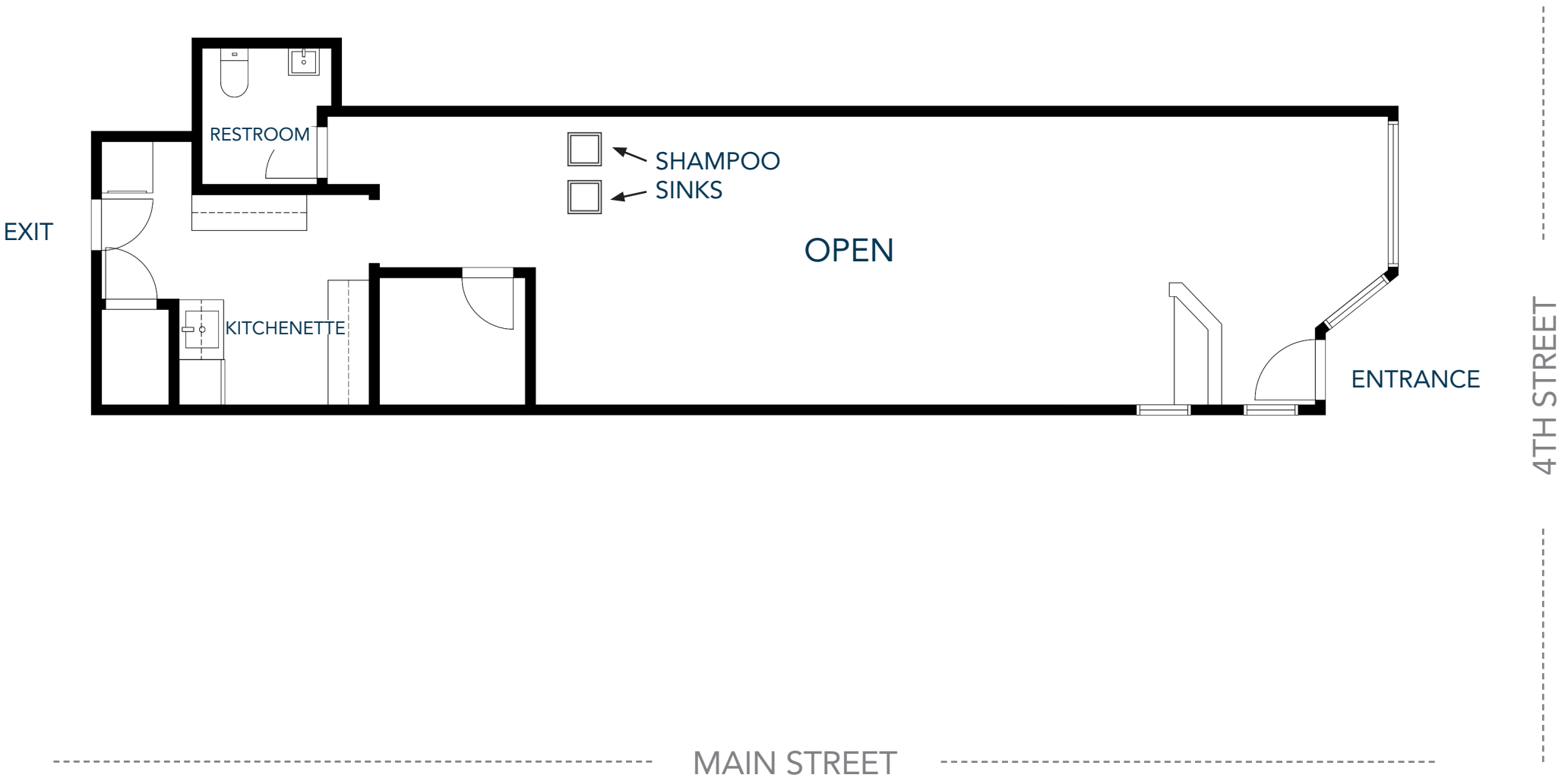
UNIT PHOTOS



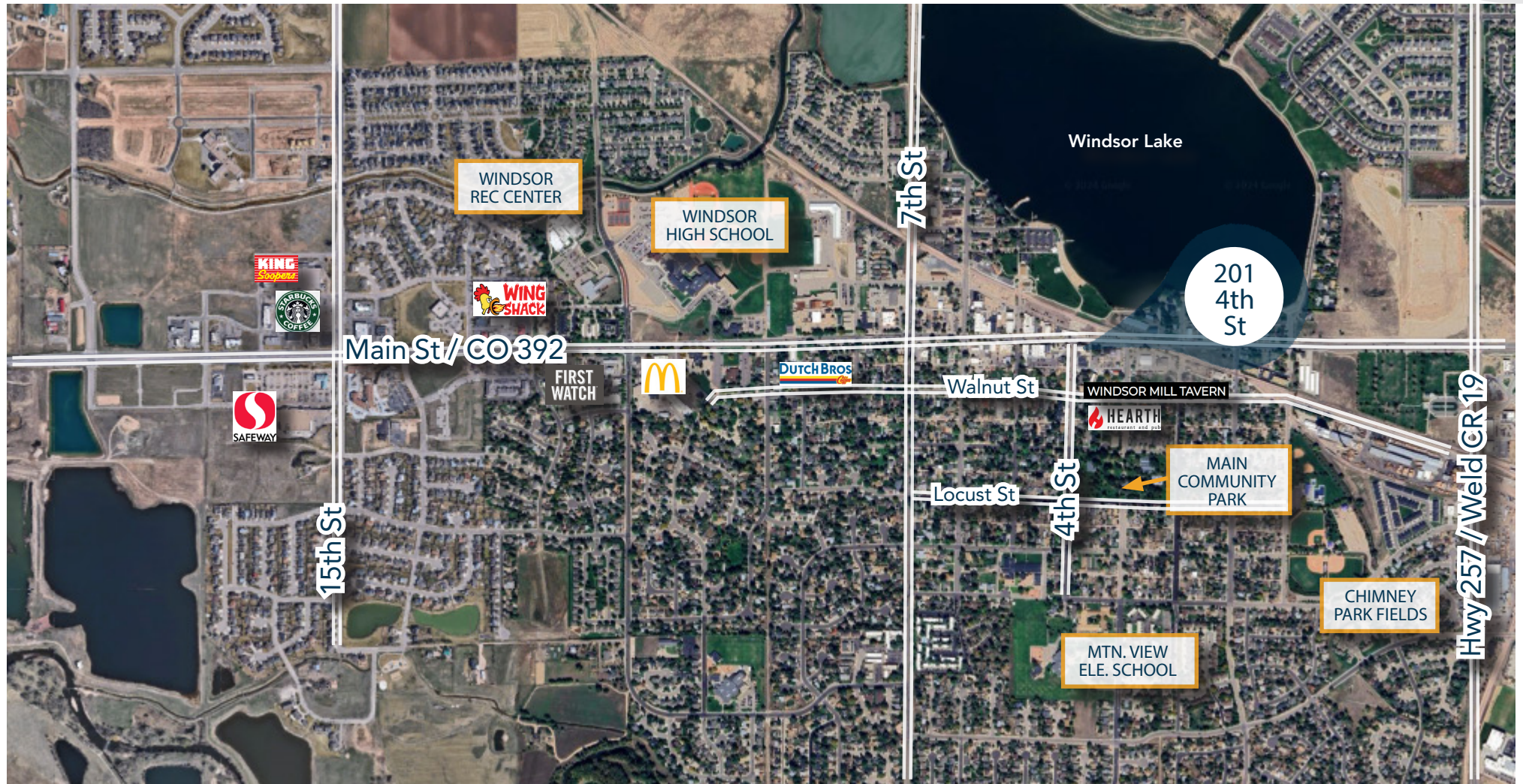
EXTERIOR PHOTOS



PROPERTY FLOORPLAN



AREA MAP



CONTACT: Brian Smerud, CCIM • 970-415-0538 • bsmerud@waypointRE.com
Erik Caffee • 970-218-4284 • ecaffee@waypointRE.com



BRIAN SMERUD, CCIM / ERIK CAFFEE
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

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.