AVAILABLE FOR LEASE



# WINDSOR TOWN CENTER SUITES C & D 1039 MAIN STREET WINDSOR, COLORADO 80550



# **AVAILABILITIES**

Suite	SF Available	Lease Rate	Est. NNN Expenses	Timing
Suite C	2,730 SF	\$16.00/SF NNN	\$8.96/SF	November 1, 2024
Suite D	2,886 SF	\$16.00/SF NNN	\$8.96/SF	November 1, 2024

Discover exceptional retail and office spaces available for lease in this prime location. Suite C offers 2,730 square feet with 2 ADA restrooms, 2 offices featuring glass walls, and a built-in sales counter. Suite D boasts 2,886 square feet, including 2 restrooms, a sink and counter, and plenty of windows. Whether you're looking for a retail storefront or an office space, 1039 Main Street has it all.

# **PROPERTY FEATURES**

Available Size	5,616 SF (Divisible) Suite C: 2,730 SF Suite D: 2,886 SF	
Building Type	Office / Retail	
Parking	35 Surface Parking Spaces	
Year Built	1974	

# **PROPERTY HIGHLIGHTS**

- Traffic counts on Hwy 392: ±19,964 VPD
- Suite C features ADA restrooms, 2 offices with glass, and a built-in sales counter
- Suite D features 2 restrooms and lots of windows

CUSHMAN & WAKEFIELD

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39'





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