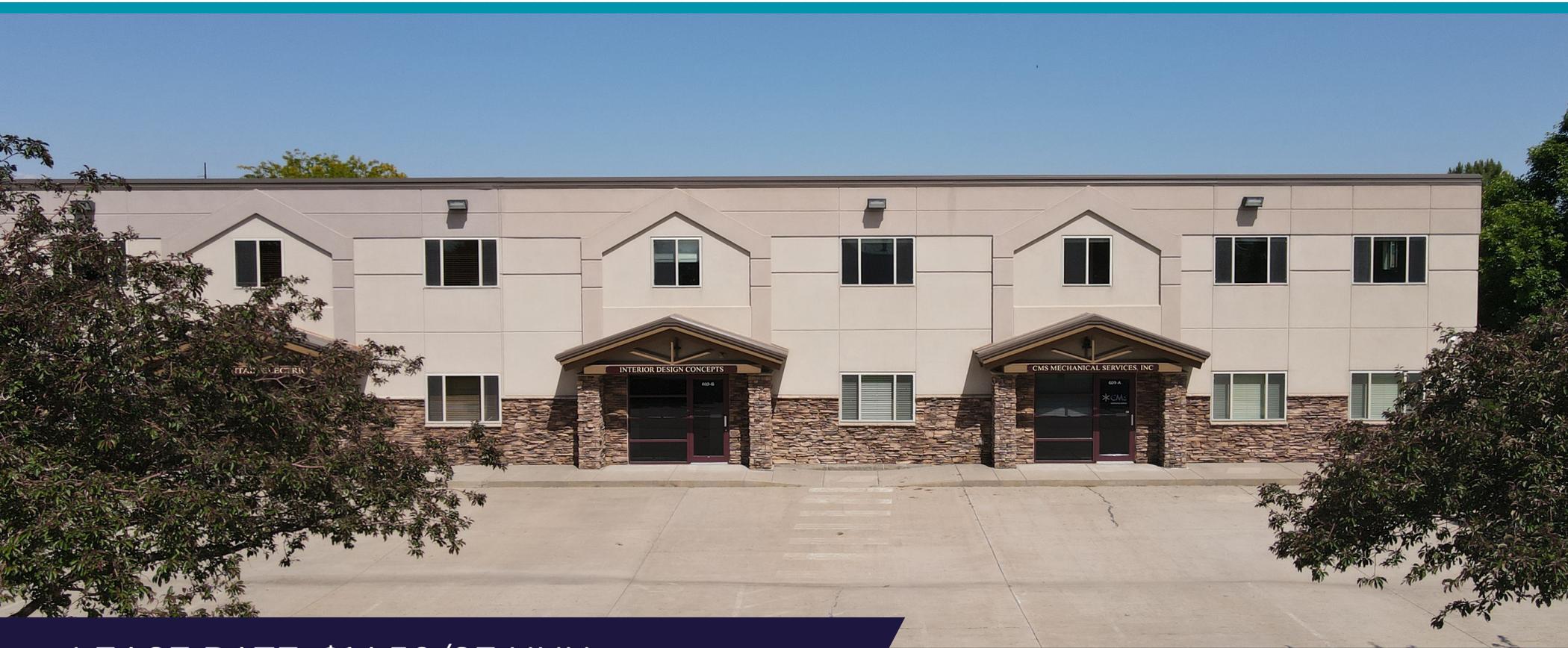


WINDSOR TECH CENTER

609 TECHNOLOGY CIRCLE

WINDSOR, CO 80550



LEASE RATE: \$14.50/SF NNN
NNN: \$5.84/SF

UNIT A: 6,258 SF

UNIT B: 2,688 SF

A POTENTIAL TOTAL OF 8,946 SF



PROPERTY PROFILE

UNITS A & B	
UNIT A	6,258 SF
UNIT B	2,688 SF
TOTAL	8,946 SF

Located at a highly visible, signalized intersection off Garden Drive and Technology Circle, this property offers excellent exposure and accessibility in the heart of Windsor, Colorado. Two versatile units are currently available for lease, ideal for businesses seeking a combination of office and warehouse space.

Unit A features approximately 6,258 SF of space, with 3,422 SF dedicated to office use and 2,134 SF of warehouse space. This unit includes multiple private offices, a break room, private restrooms, and a 14-foot overhead door. Additionally, it offers second-floor office space, providing flexibility for a variety of business operations.

Unit B offers approximately 2,688 SF, with 1,560 SF dedicated to office use and 1,128 SF of warehouse space. Like Unit A, it includes several private offices, a break room, private restrooms, a 14-foot overhead door, and second-floor office space.

These units are ideal for businesses looking for a functional and affordable workspace in a prime Windsor location. Over 6,000 SF of outside loading and storage in the back of the building. To be pro-rated per suite leased.



WINDSOR TECH CENTER
Location



(2) 14' OHD'S
Loading



14'
Clear Height



2009
Year Built



13,362 SF
Building Size



2
Stories



UNIT A



UNIT B

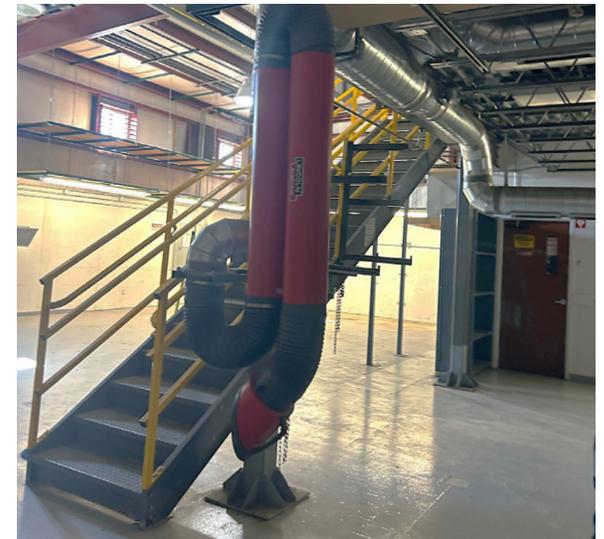
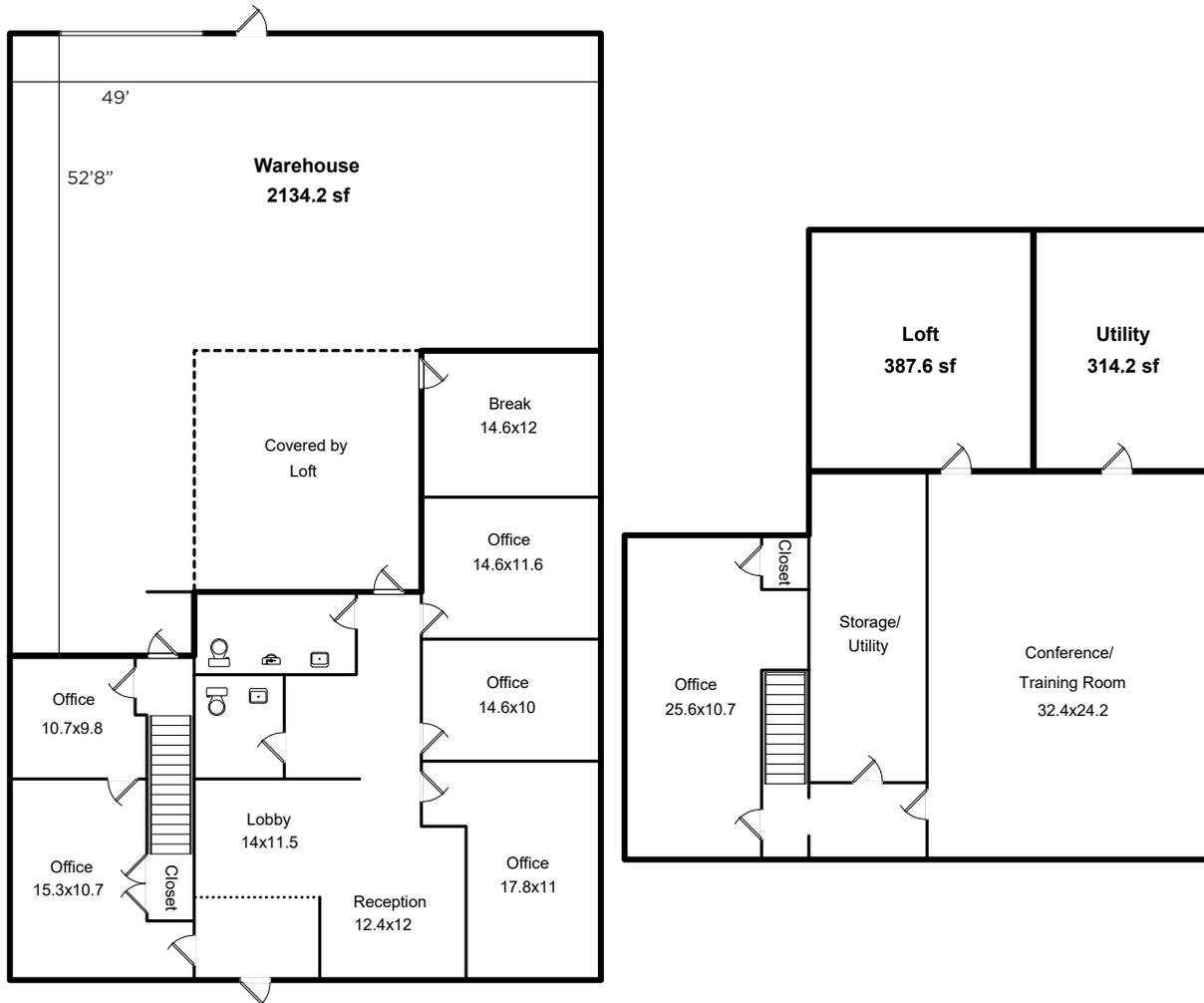


FLOOR PLAN

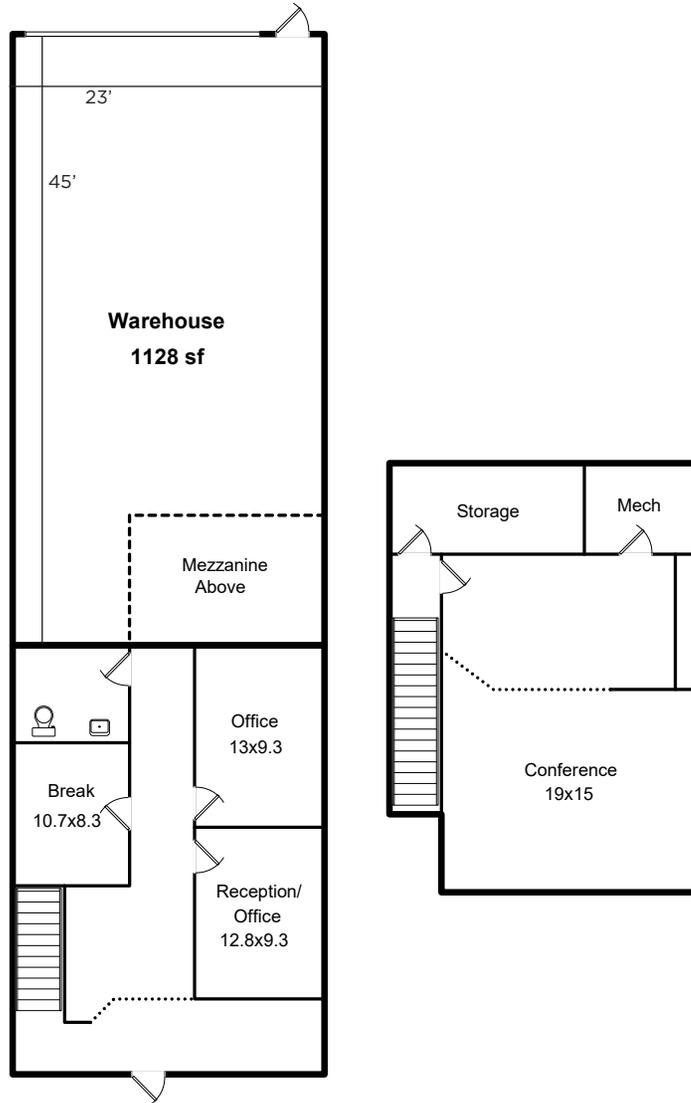
UNIT A: 6,258 SF

BASE RENT: \$14.50/SF NNN (\$5.84/SF)

GROSS RENT: \$10,607/MONTH



FLOOR PLAN



UNIT B: 2,688 SF

BASE RENT: \$14.50/SF NNN (\$5.84/SF)

GROSS RENT: \$4,556/MONTH



DRIVE TIMES

LOVELAND
28 Minutes

GREELEY
24 Minutes

FORT COLLINS
33 Minutes



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