

WINDSOR TECH CENTER

UNIT A

609 TECHNOLOGY CIRCLE

WINDSOR, CO 80550

UNIT A



LEASE RATE: \$14.50/SF NNN

NNN: \$5.84/SF

UNIT A: 3,958 - 6,258 SF



PROPERTY PROFILE

UNIT A

6,258 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. This versatile unit is 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.

This unit is 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



(1) 14' OHD
Loading



14'
Clear Height



2009
Year Built



13,362 SF
Building Size

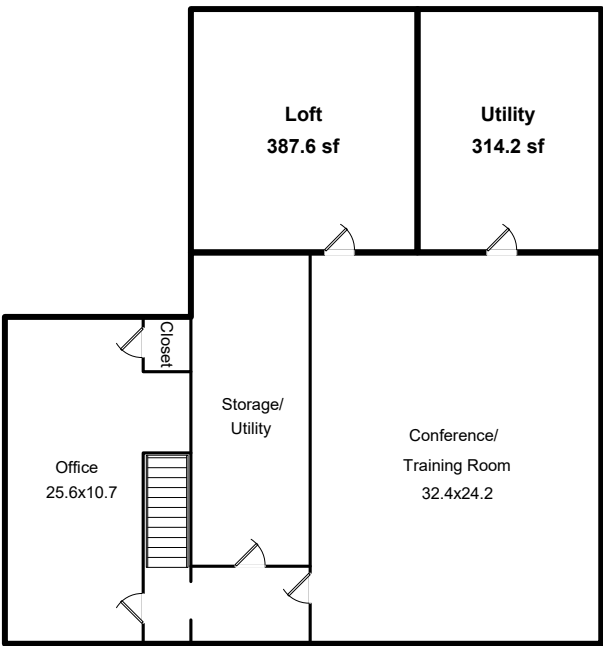
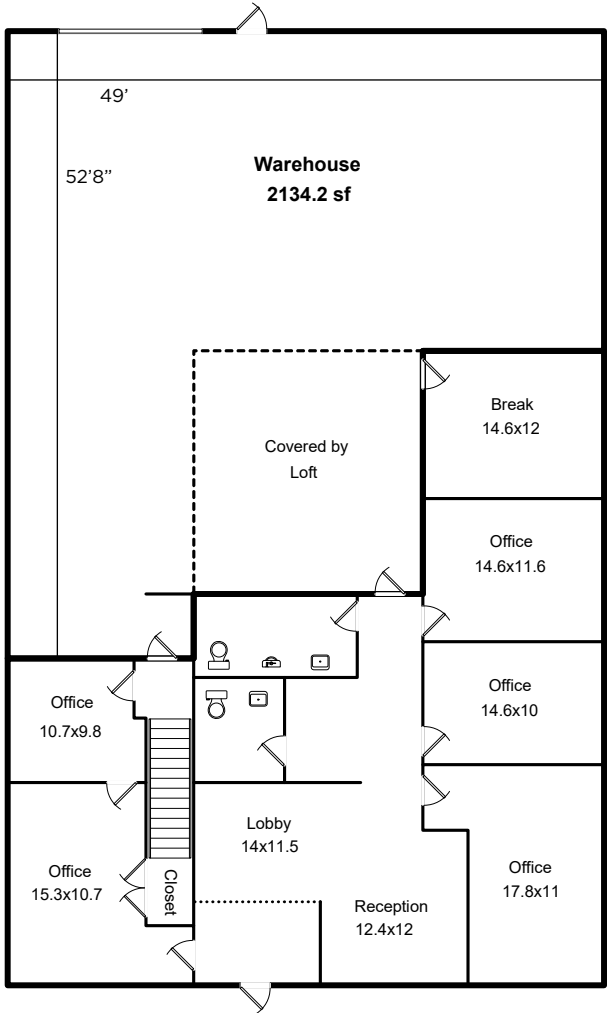


2
Stories



FLOOR PLAN

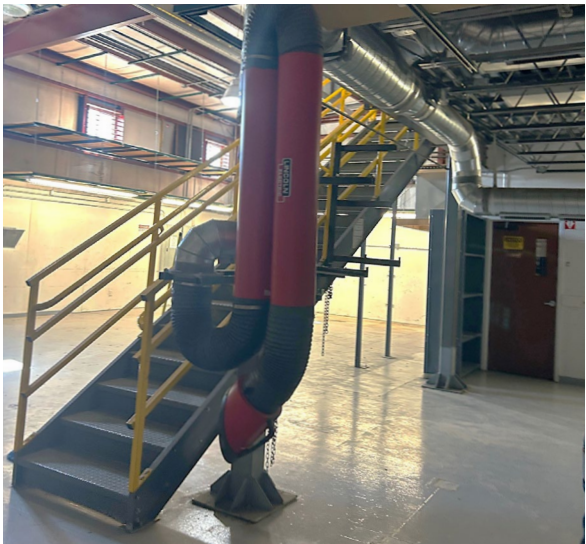
UNIT A | ±6,258 SF



UNIT A: 6,258 SF

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

GROSS RENT: \$10,607.31/MONTH

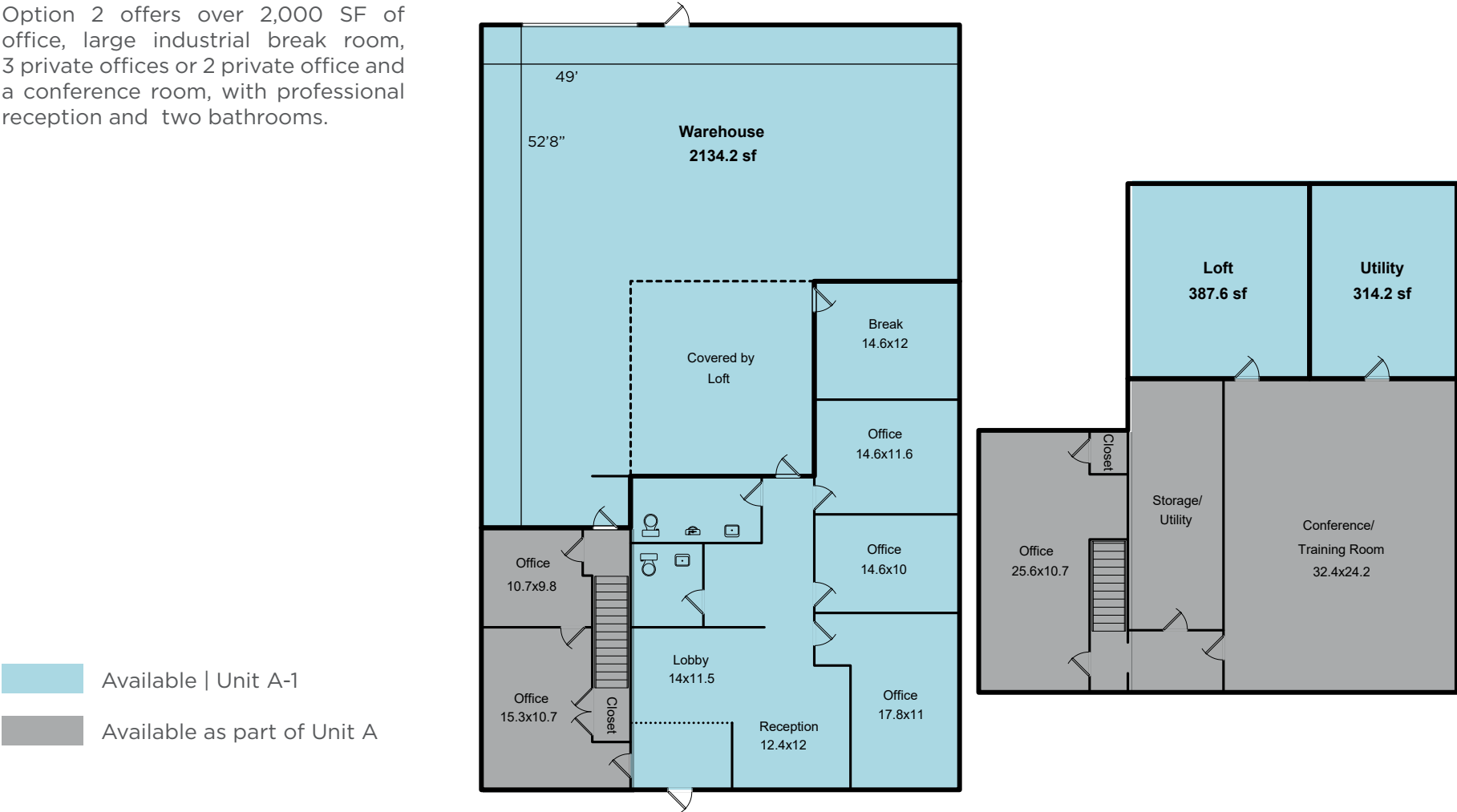


FLOOR PLAN

OPTION 2 UNIT A-1 | ±3,958 SF

Option 2 offers over 2,000 SF of office, large industrial break room, 3 private offices or 2 private office and a conference room, with professional reception and two bathrooms.

UNIT A: 3,958 SF
BASE RENT: \$14.50/SF NNN (\$5.84/SF)
GROSS RENT: \$6.708.81/MONTH



DRIVE TIMES

LOVELAND
28 Minutes

GREELEY
24 Minutes

FORT COLLINS
33 Minutes



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