



AVAILABLE FOR LEASE

8201 SPINNAKER BAY, SUITE E

WINDSOR, COLORADO



CUSHMAN &
WAKEFIELD

HIGHLAND MEADOWS PROFESSIONAL CENTER
8201 Spinnaker Bay, Suite E
Windsor, CO



PROPERTY HIGHLIGHTS

This high quality office space is located in Windsor’s exclusive Highland Meadows development, just off the interchange of I-25 and Highway 392. The property is regionally located with convenient access to the surrounding communities of Fort Collins, Loveland, Greeley, Windsor and more. Nearby amenities include the Promenade Shops at Centerra, Blue FCU Arena and Highland Meadows Golf Course. The interior and exterior finishes are of very high quality, with flexible design allowing for suite to be easily reconfigured.

PROPERTY FEATURES			
Building Size:	8,551 SF	Year Built:	2005
Space Available:	1,152 SF	Parking:	35 Spaces (4:09 : 1,000 SF)

Lease Rate: \$12.99/SF NNN | NNN: \$15.51/SF

**8201 Spinnaker Bay, Suite E
Windsor, CO**

1,152 SF Available

The floor plan shows Suite E highlighted in green, located between Suite A/B and Suite C/D. Suite E includes a Break room, Office, IT area, Reception (REC.), Entry, Restrooms (R.R.), and a Storage room (STOR.). Surrounding areas include Suite A, Suite B, Suite C, Suite D, and a central Lobby.

Suite E Details:

- BREAK
- OFFICE
- IT
- M.
- R.R.
- REC.
- ENTRY
- RELOCATE EXIST. EXIT SIGN
- EXIST EMERGENCY LIGHT TO REMAIN - TYP.
- COPY/SUPPLIES
- EXIST. EXIT SIGN TO REMAIN

Other Suites:

- SUITE A:** (EXISTING - NO CURRENT IMPROVEMENTS TO BE MADE)
- SUITE B:** (EXISTING - NO CURRENT IMPROVEMENTS TO BE MADE)
- SUITE C:** OFFICE, CONF., ENTRY, R.R., M., STOR.
- SUITE D:** OFFICE, HALL, ENTRY

Lobby: Central area with new door cut into existing wall.

Notes:

- NEW WALLS OF 5/8" GYP. BD. OVER 2X4 STUDS @ 24" O.C. - SHOWN AS SOLID BLACK - TYP.
- 4' X 4' WINDOW OF 1/4" PLATE GLASS IN FRAME TO MATCH DOORS
- NEW 3' X 7' DOORS TO MATCH EXIST. @ NEW OFFICES - TYP.
- OPTIONAL COFFEE BAR USING EXIST. SINK PLUMBING
- EXIST. WALLS TO REMAIN - SHOWN AS HOLLOW - TYP.
- DASH DOT LINE INDICATES EXIST. 1-HOUR WALL & DOOR FIRE CONTAINMENT ASSEMBLIES TO REMAIN - TYP.
- NEW 3' X 7' DOOR CUT INTO EXIST. WALL - MATCH OTHER DOORS IN LOBBY AREA - PROVIDE OFFICE LOCKSET, CLOSER & SIGN STATING THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS





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