PROFESSIONAL OFFICE SUITES DESIGNED FOR PRODUCTIVITY, FLEXIBILITY, AND GROWTH

4650 ROYAL VISTA CIRCLE

Windsor, Colorado



CUSHMAN & WAKEFIELD

AVAILABLE FOR LEASE





PROPERTY SUMMARY

Located at the gateway to Northern Colorado's premier growth corridor, 4650 Royal Vista Circle delivers a high-quality office environment for businesses seeking convenience, accessibility, and long-term value. The property's strategic location near I-25 and Highway 392 places employees and clients within easy reach of Windsor, Loveland, Fort Collins, and surrounding communities. Thoughtfully designed office suites offer a professional image, practical functionality, and abundant natural light, while on-site parking and well-maintained shared areas contribute to an exceptional tenant experience. Surrounded by expanding residential neighborhoods, established employers, and regional amenities, 4650 Royal Vista provides an ideal setting for organizations looking to strengthen their presence in one of Colorado's most desirable business markets.

AVAILABILITIES

Units 201 & 202: 5,428 SF
Unit 202: 2,431 SF
$20 - $22/SF NNN
NNN: $12.85/SF

Lower Level: 2,484 SF
$5,000/Month Gross

PROPERTY HIGHLIGHTS

- Strategic I-25 corridor location
- Professional office environment
- Flexible suite configurations
- Exceptional regional accessibility
- Ample on-site parking
- Surrounded by growth and amenities
- Strong business park presence
- Minutes to Fort Collins, Loveland & Windsor
- Immediate occupancy opportunities



PROPERTY SNAPSHOT

14,198 SF
BUILDING SIZE

1.27 ACRES (55,178 SF)
LOT SIZE

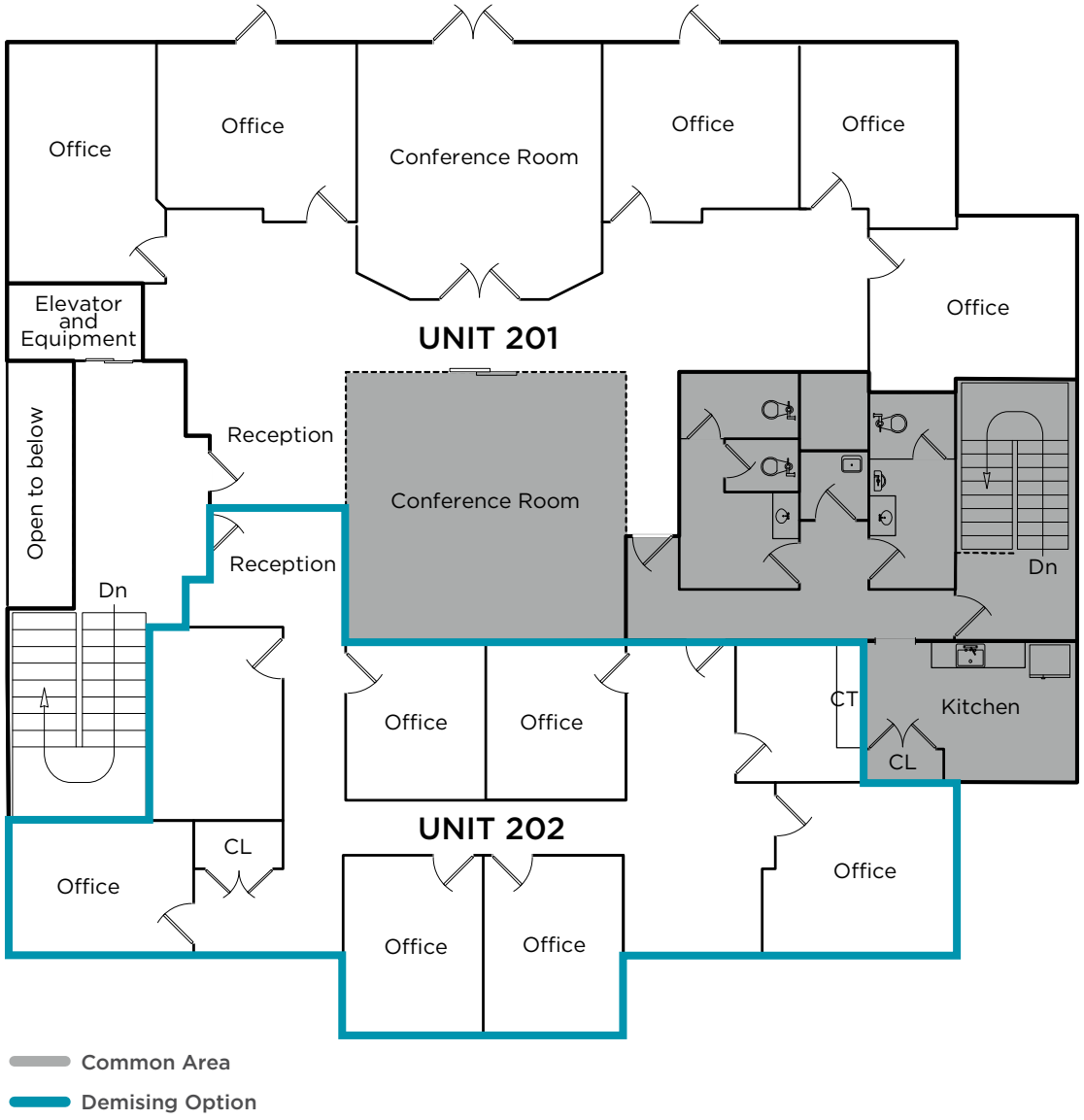
2001 / 2014
YOC / YOR

MONUMENT & BUILDING
SIGNAGE

35 SPACES (2.6 : 1,000 SF)
PARKING

GENERAL COMMERCIAL
ZONING

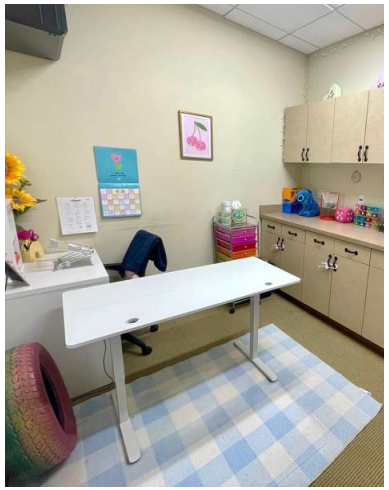
FLOOR PLAN
UNIT 202













FLOOR PLAN
LOWER LEVEL











DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Total Population	3,341	30,782	102,640
2030 Total Population	3,575	33,497	112,042
2025 Households	1,203	10,828	39,434
2025 Avg. HH Income	$204,384	$192,791	$155,526

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