

FOR SALE OR LEASE

541 GARDEN DRIVE, UNIT L & M, WINDSOR



PROPERTY HIGHLIGHTS

Unit L and Unit M can be purchased together for \$949,000.

**Unit L purchase price \$499,000 | Price per SF: \$122 P/SF
Lease rate of \$12.00 Sf NNNs at \$4.33 SF**

**Unit M purchase price \$549,000 | Price per SF: \$215 P/SF
Lease rate of \$13.75 NNNs at \$5.35**

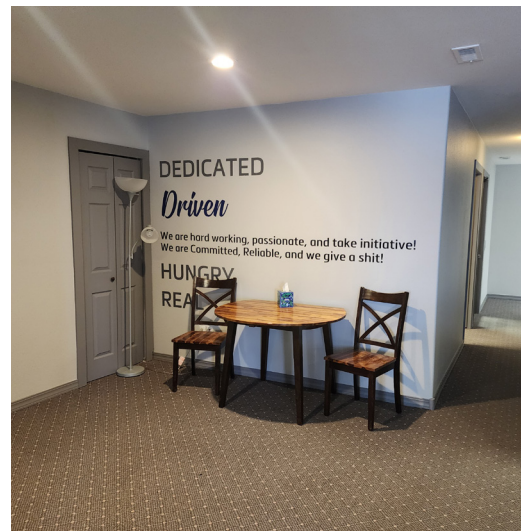
Unit L: Consists of 4,080 SF

With a spacious layout and convenient amenities like ADA restrooms, 7 large offices located on the main floor and second floor. 3-restrooms, two kitchenettes located on the main and second floor. Large conference/training room.

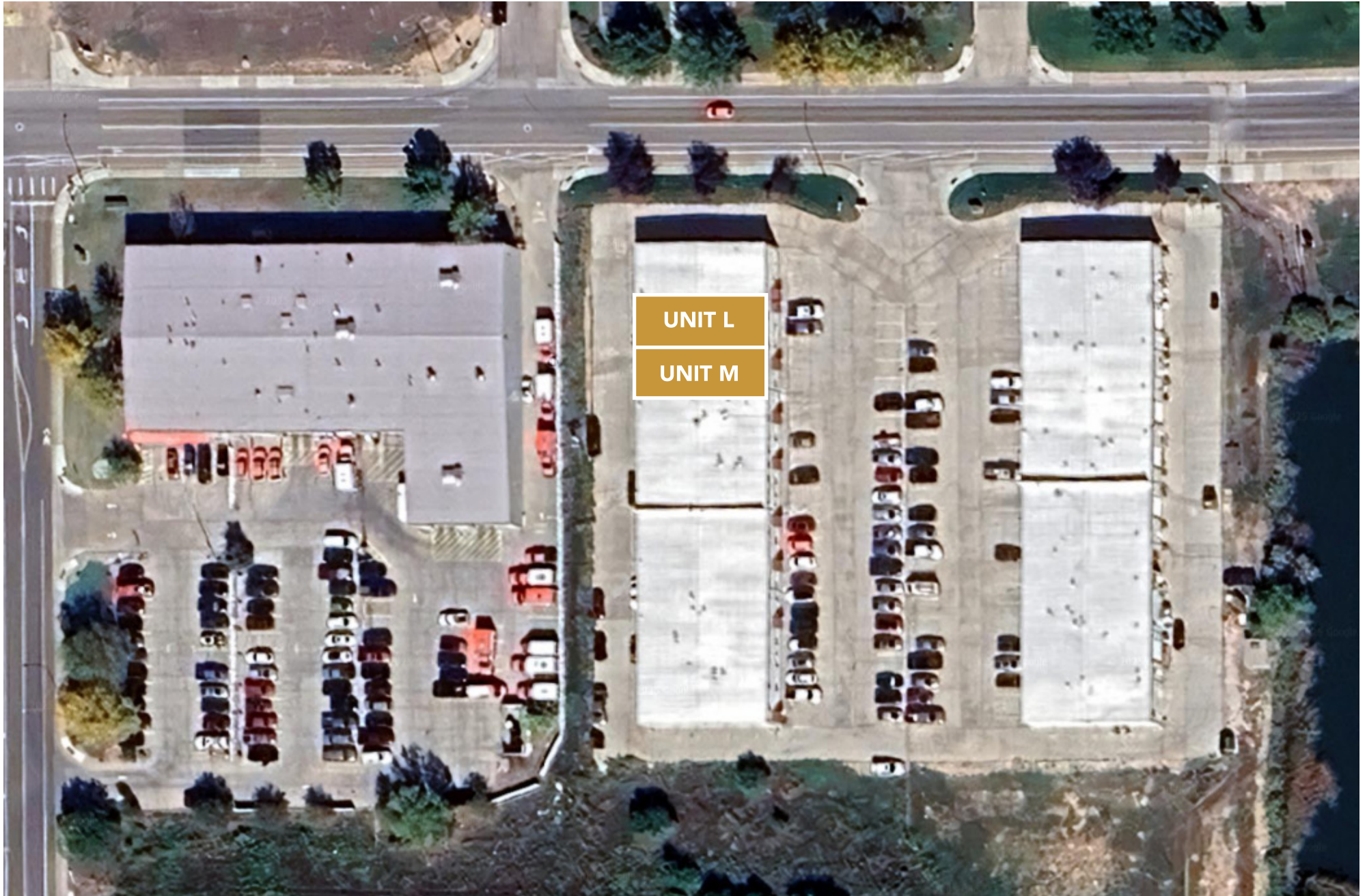
- Large training room, built-in reception desk
- 7 large finished office spaces
- 2-separate break rooms on each floor

Unit M: Consists of 2,565 SF office/warehouse.

- 12 x 12 OHD
- 13 x 13 Office
- 16 x 13 Conference room
- 18 FT clear height
- 453 SF of Mezzanine



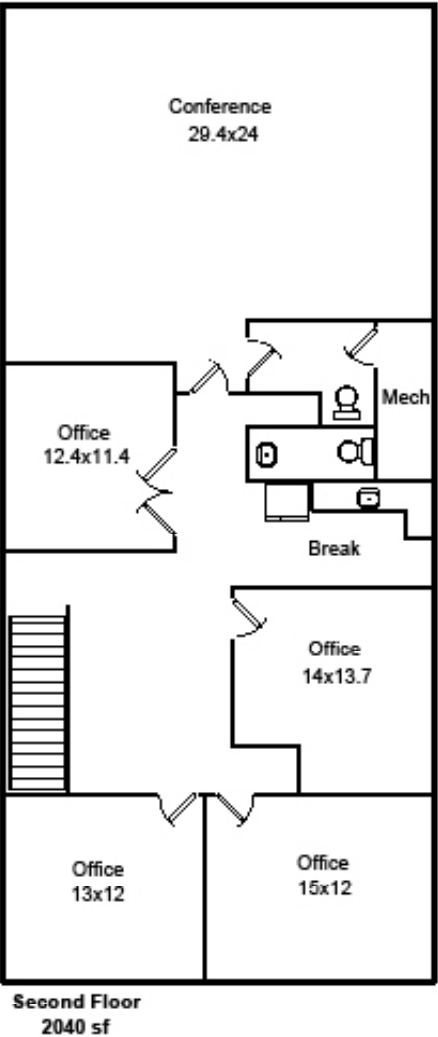
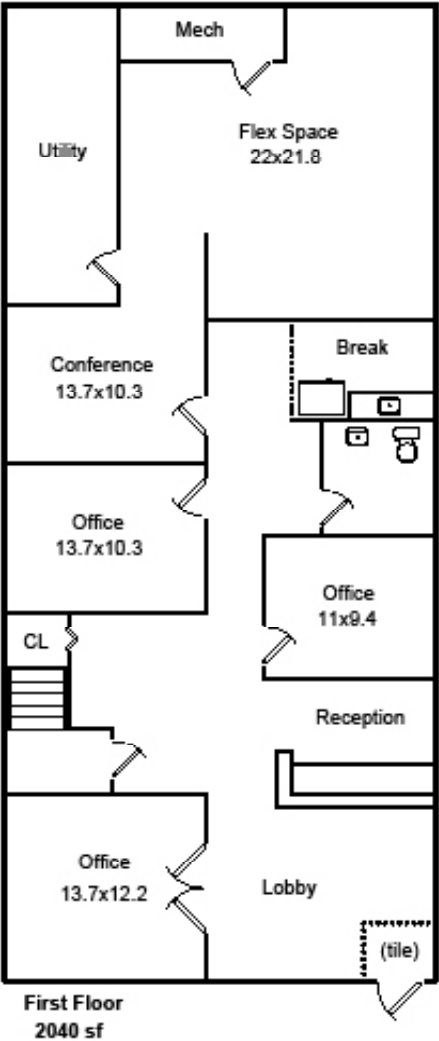
LOCATION OVERVIEW



PROPERTY FLOOR PLANS



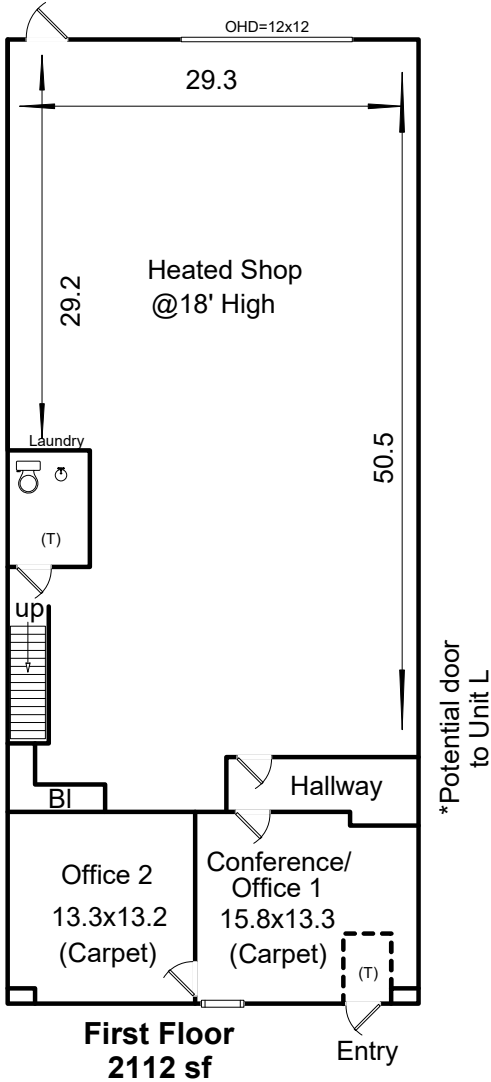
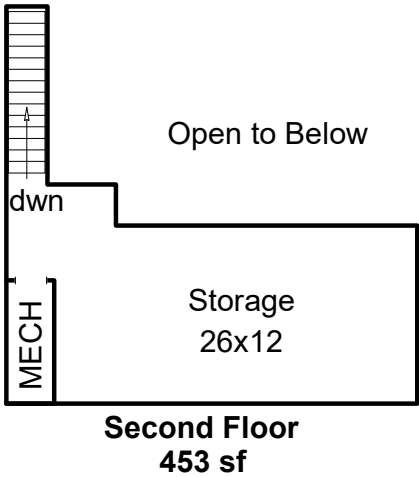
541 Garden Dr
Unit L
Windsor, CO
Total Sq Ft: 4080
First Floor Total Sq Ft: 2040
Second Floor Total Sq Ft: 2040



Scope of Work is on our Website
www.appraisaldimensions.com
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541 Garden Dr Unit M
Windsor CO
Total SqFt: 2565



POPULATION

42,840

LARIMER COUNTY

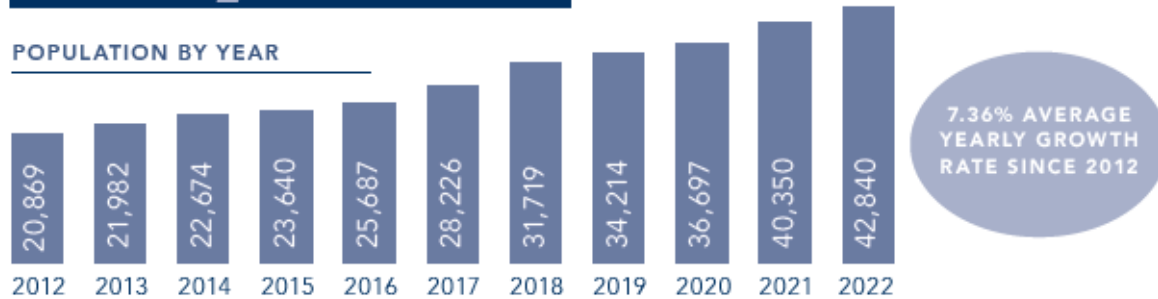
376,898

WELD COUNTY

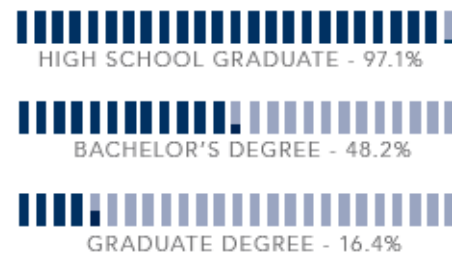
350,176

39 MEDIAN AGE

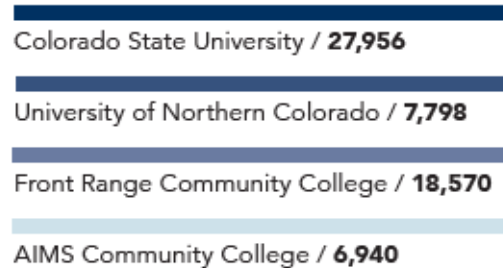
POPULATION BY YEAR



EDUCATION ATTAINMENT



HIGHER EDUCATION ENROLLMENT



HOUSING

15,635 UNITS



1.3% RENTAL VACANCY
.6% OWNER VACANCY

HOUSEHOLD INCOME

\$111,477 MEDIAN
\$132,933 AVERAGE

HOME SALES

\$600,000 MEDIAN

96 MEDIAN DAYS ON MARKET

ELECTED OFFICIALS TOP STRATEGIC PLAN PRIORITIES

- Strategic Growth
- Sustainable Infrastructure
- Vibrant and Healthy Economy

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