

# 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**

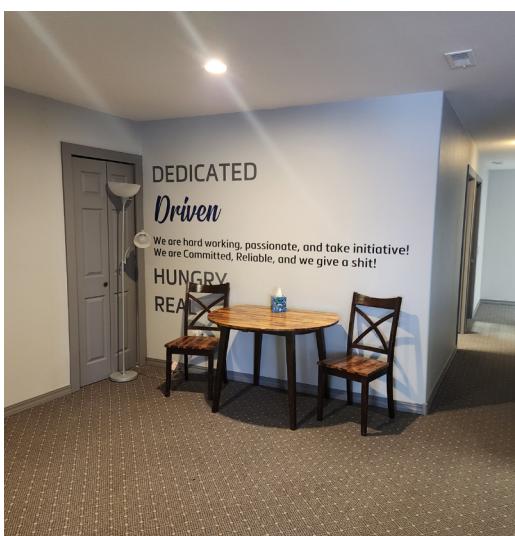
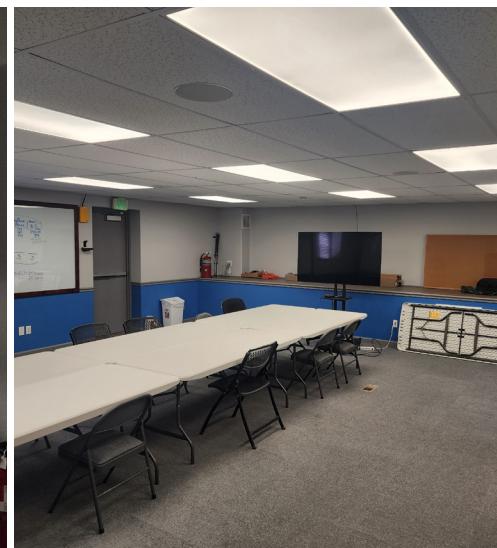
**Unit L:** Consists of 4,080 SF

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.

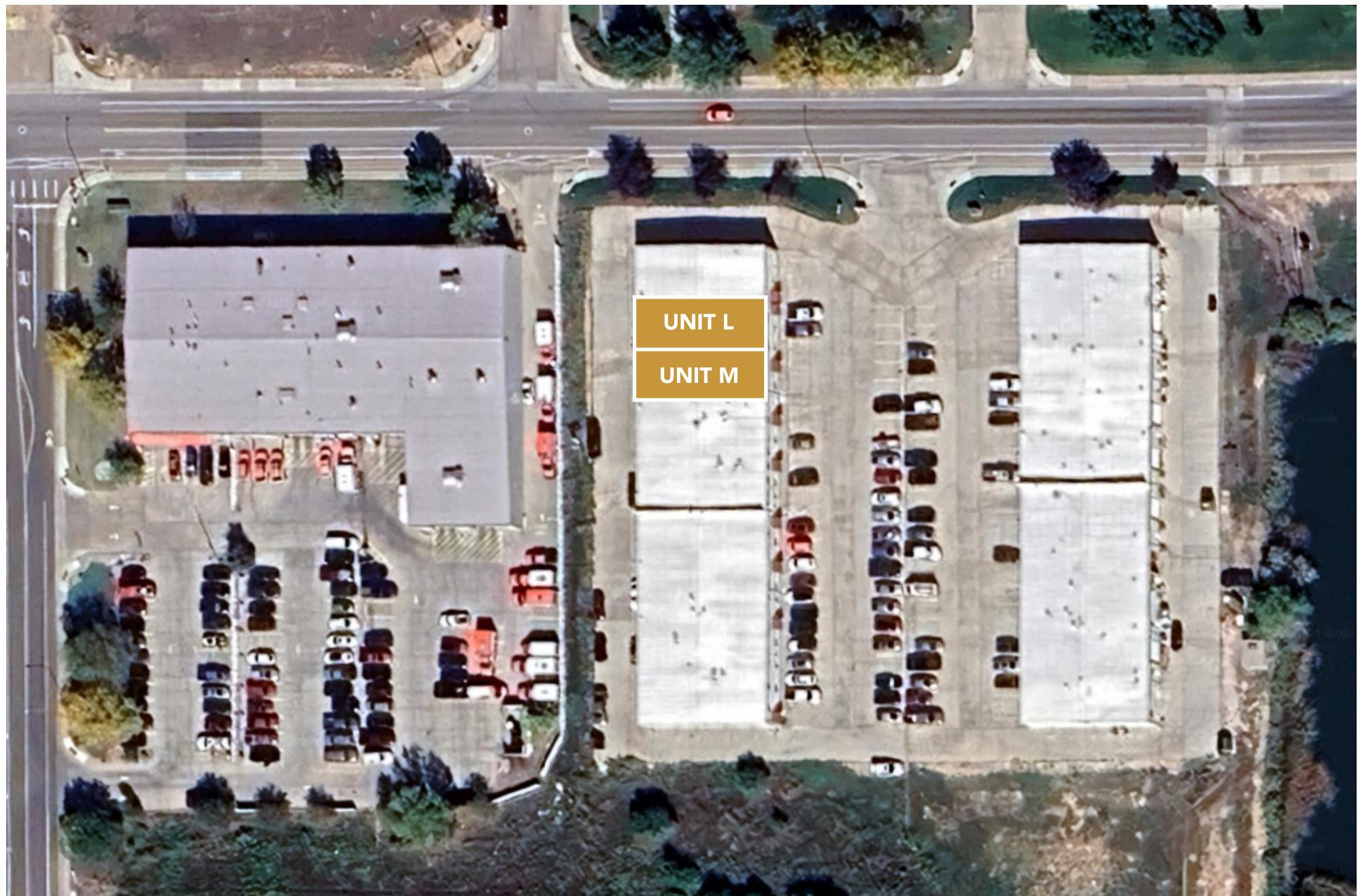
- Large training room, built-in reception desk
- 7 large finished office spaces
- 2-separate break rooms on each floor

**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



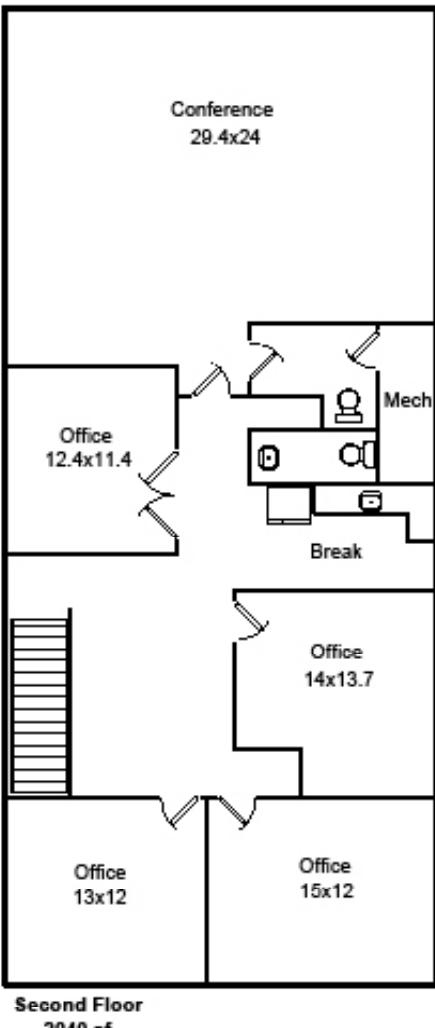
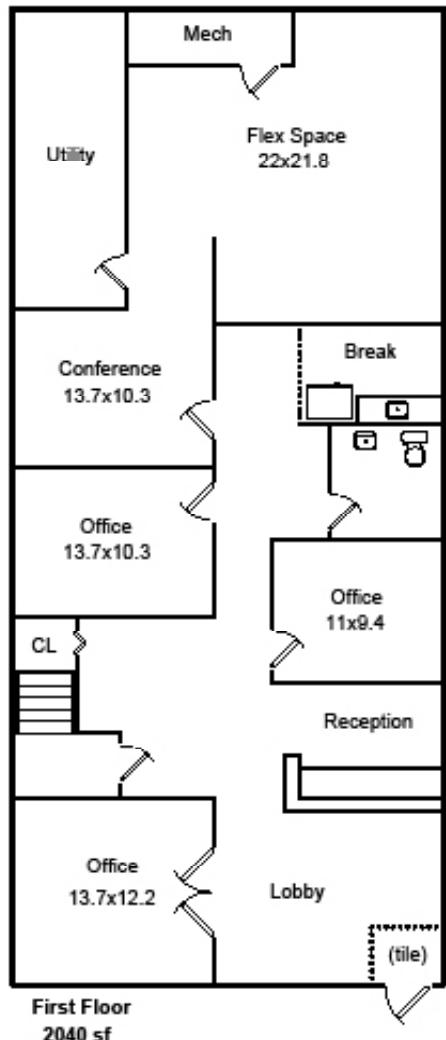
# LOCATION OVERVIEW



# 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**

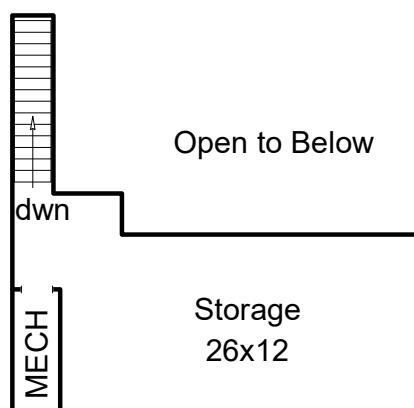


Scope of Work is on our Website  
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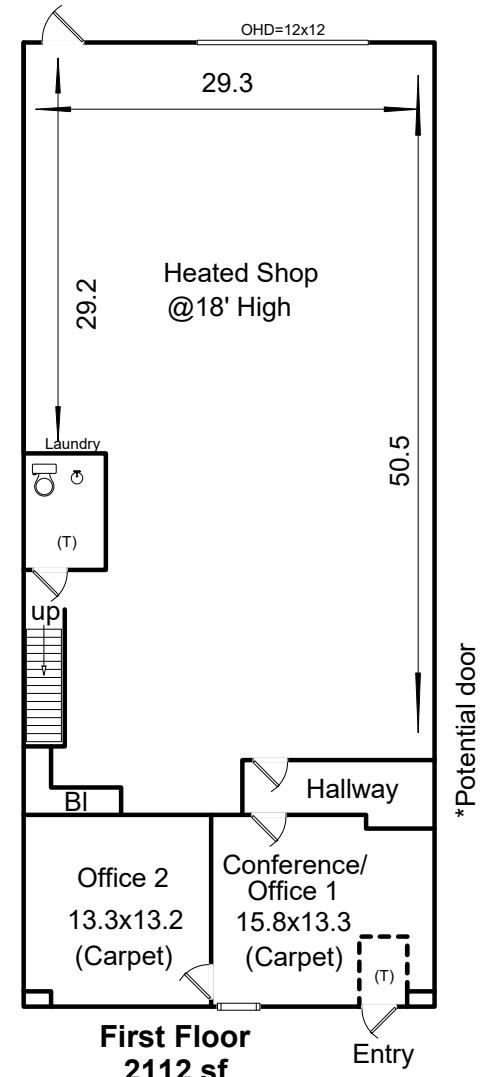
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**541 Garden Dr Unit M  
Windsor CO**

Total SqFt: 2565



**Second Floor  
453 sf**



# 42,840

## LARIMER COUNTY

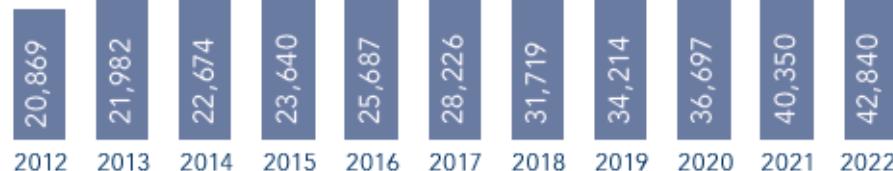
376,898

## WELD COUNTY

350,176

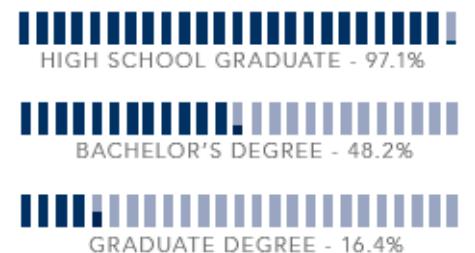


## POPULATION BY YEAR

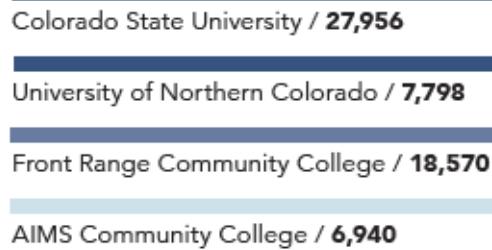


7.36% AVERAGE  
YEARLY GROWTH  
RATE SINCE 2012

## EDUCATION ATTAINMENT



## HIGHER EDUCATION ENROLLMENT



## HOUSING

15,635 UNITS



1.3%  
RENTAL  
VACANCY  
.6%  
OWNER  
VACANCY

## HOME SALES

ELECTED OFFICIALS TOP  
STRATEGIC PLAN PRIORITIES

- Strategic Growth
- Sustainable Infrastructure
- Vibrant and Healthy Economy

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