



waypoint  
REAL ESTATE

**WHEELER**  
Properties

**RIDGEVIEW OFFICE PARK**  
WINDSOR, CO 80534

- Built to Suit Lease Options
- 10,000 SF Maximum Divisible
- Located near numerous retailers and restaurants including Scheels
- Quick access to Highway 34 and Interstate 25

5215 Ronald Reagan Blvd (Lot 1)

**\$390,000**

- 2 Story Plan - 10,000 SF building
- 6,080 SF Bldg Envelope

5225 Ronald Reagan Blvd (Lot 2)

**\$348,000**

- Walk-Out Plan - 9,954 SF building
- 6,481 SF Bldg Envelope

5215 Ronald Reagan Blvd (Lot 7)

**\$390,000**

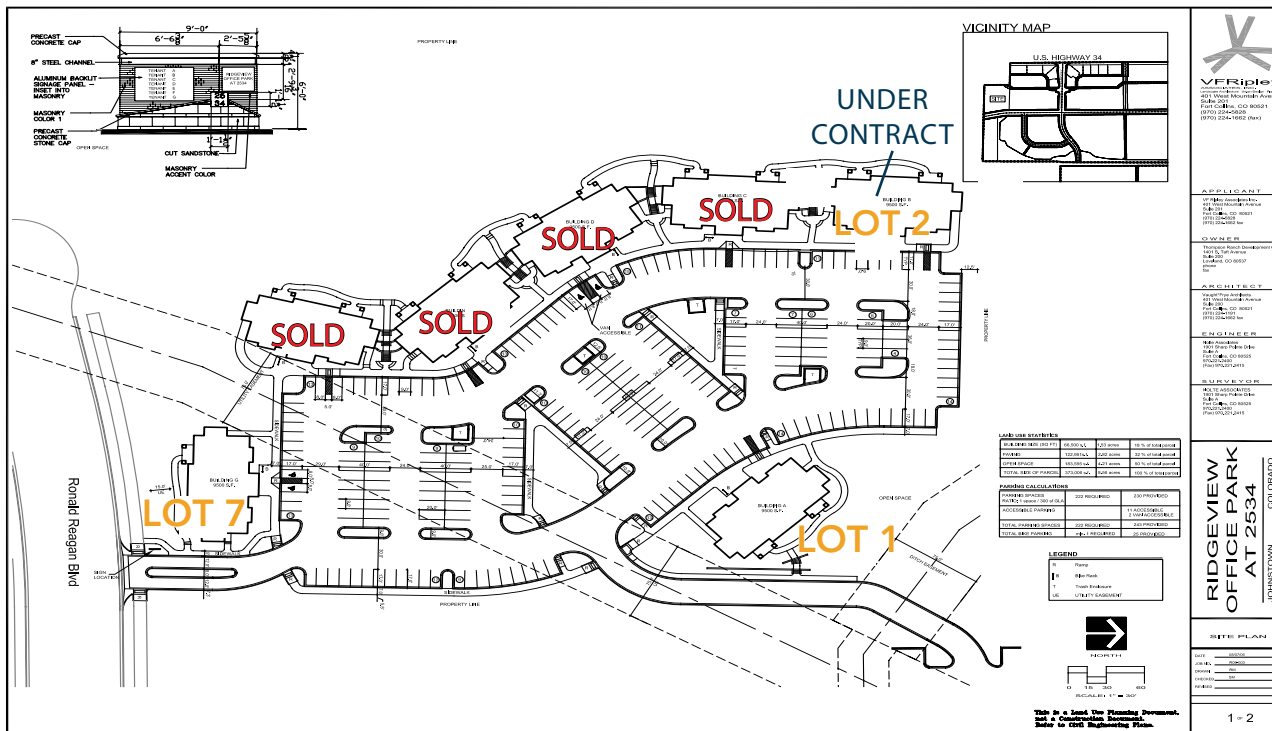
- 2 Story Plan - 10,000 SF building
- 6,080 SF Bldg Envelope





# BUILDING ENVELOPES AVAILABLE

Lot #	Available	Walk Out	2 Story	BE SF	Bldg SF	Listed Price	\$/Bldg SF	Status	4.997 Acres Total Lot Size 32.05%	\$/SF Dirt
1	5215 Ronald Reagan		X	6,080	10,000	\$390,000	\$39	Available	31,096	\$12.54
2	5225 Ronald Reagan	X		6,481	9,954	\$348,000	\$35	Available	31,096	\$11.91
3	5235 Ronald Reagan	X		6,481	9,954	\$348,000	\$35	Under Contract	31,096	\$11.91
6	5265 Ronald Reagan	X		6,481	9,954	\$348,000	\$35	SOLD	31,096	\$11.91
7	5275 Ronald Reagan		X	6,080	10,000	\$390,000	\$39	Available	31,096	\$12.54
<b>TOTALS</b>				44,565	69,770	\$2,520,000	\$253		217,672	\$84.63
<b>AVERAGE</b>				6,366.43	9,967.14	\$360,000.00	\$36.14		31,096.00	\$12.09

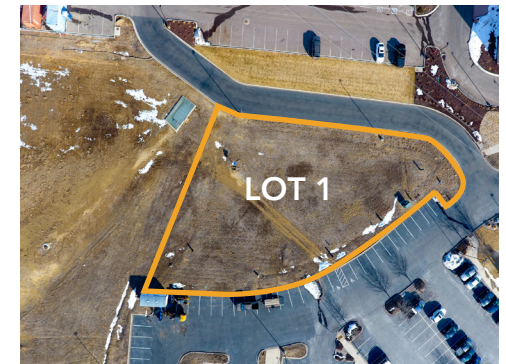


**BUILT TO SUIT LEASE RATE: \$22-25/SF NNN**

**MAXIMUM 10,000 SF DIVISIBLE**



## AERIAL MAP



**CONTACT:** Brian Smerud, CCIM • 970-415-0538 • [bsmerud@waypointRE.com](mailto:bsmerud@waypointRE.com)

**CONTACT:** Ron Randel, CCIM • 970-590-6222 • [ron@wheelerpropertiesinc.com](mailto:ron@wheelerpropertiesinc.com)