

**Build-to-Suit / Lease Details**

**Sale Details**

Full Building SF: **8,992 SF**  
Conceptual Unit 1: **4,480 SF**  
Conceptual Unit 2: **4,512 SF**  
Lease Rate: **\$37.00–\$40.00 SF**

Condo/Building Sale:  
**\$490/SF**  
Development Lot Sale:  
(.78 acre / 34,203 SF)  
**\$475,000**

*DEVELOPMENT READY PAD SITE WITH PROMINENT SIGNAGE*

- Standalone with building and monument signage
- Regional location with quick access to I-25
- Permit ready for office building
- Low mill levy
- Prominent surrounding tenants
- Single- or multi-tenant layout
- Core/shell delivery
- Tenant Improvement Allowance Negotiable



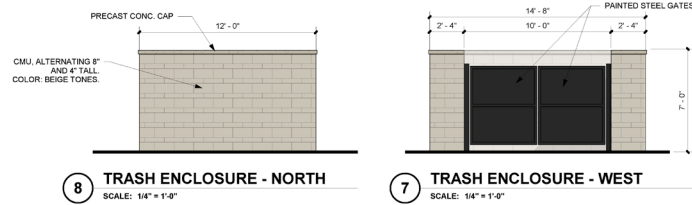
# CONCEPTUAL BUILDING RENDERINGS



6 VIEW FROM SOUTHWEST  
SCALE:



5 VIEW FROM NORTHWEST  
SCALE:



8 TRASH ENCLOSURE - NORTH  
SCALE: 1/4" = 1'-0"

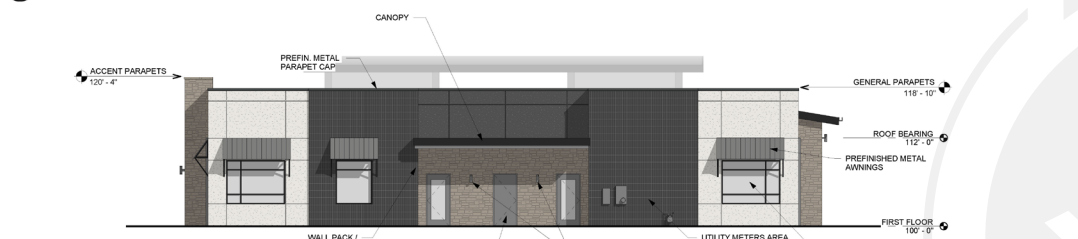
7 TRASH ENCLOSURE - WEST  
SCALE: 1/4" = 1'-0"

**MATERIAL LEGEND**

- STUCCO 1 - WITH ALUMINUM REVEALS  
COLOR: LIGHT NEUTRAL TONE
- STUCCO 2 - WITH ALUMINUM REVEALS  
COLOR: LIGHT NEUTRAL TONE
- MANUFACTURED STONE VENEER  
COLOR: LIMESTONE MIX
- BRICK - VERTICAL STACK BOND  
COLOR: BLACK VARIATION



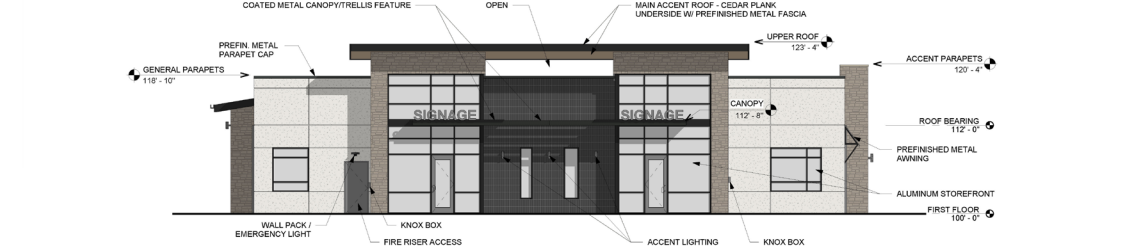
4 PLANNING ELEVATION - WEST  
SCALE: 1/8" = 1'-0"



3 PLANNING ELEVATION - SOUTH  
SCALE: 1/8" = 1'-0"



2 PLANNING ELEVATION - EAST  
SCALE: 1/8" = 1'-0"



1 PLANNING ELEVATION - NORTH  
SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 2020-30

**WINDSOR M.O.B.**

8000 S CO RD 5  
WINDSOR, CO 80528

**VFLA**  
VAUGHT FRYE LARSON ARONSON  
ARCHITECTURE + INTERIORS

Strength in design. Strength in partnership.  
Strength in community.

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IN ASSOCIATION WITH:

- CIVIL ENGINEER: KELLY DEVELOPMENT SERVICES, LLC
- LANDSCAPE ARCHITECT: JUMP DESIGN CO.
- STRUCTURAL ENGINEER: LARSEN STRUCTURAL DESIGN
- MECHANICAL & PLUMBING ENGINEER: INTEGRATED MECHANICAL, LLC
- ELECTRICAL ENGINEER: ACDONN PROFESSIONAL SERVICES, INC. (APSI)

SCHEMATIC DESIGN

SHEET NUMBER	DATE
PLANNING SUBMITTAL	07-17-2020
SCHEMATIC DESIGN	2020-08-18

SEAL:

NOT FOR CONSTRUCTION FOR REFERENCE ONLY

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**EXTERIOR ELEVATIONS**

DRAWING NUMBER: **A3.1**



