



Specialty Office

1349 WATER VALLEY PARKWAY | WINDSOR, CO
MAIN FLOOR SUITE

AVAILABLE FOR SUBLEASE

CBRE

Specialty Office Sublease

AVAILABLE: DECEMBER 2025
RENTABLE SF: 2,856 SF
LEASE RATE: \$22.00/SF NNN
ESTIMATED NNN: \$14.15/SF

Sublease available through January 1, 2030

SEEKING:

Specialty Dental Practices:

(not general or pediatric dentistry)

- Endodontist
- Oral Surgeon
- Orthodontist
- Periodontist

Medical Practices: (Med-Spa, Dermatology, Family Medicine, Ophthalmology and more)

This professionally finished main floor office suite is well-located in Water Valley, a mixed-use development providing amenities to over 38,000 residents.

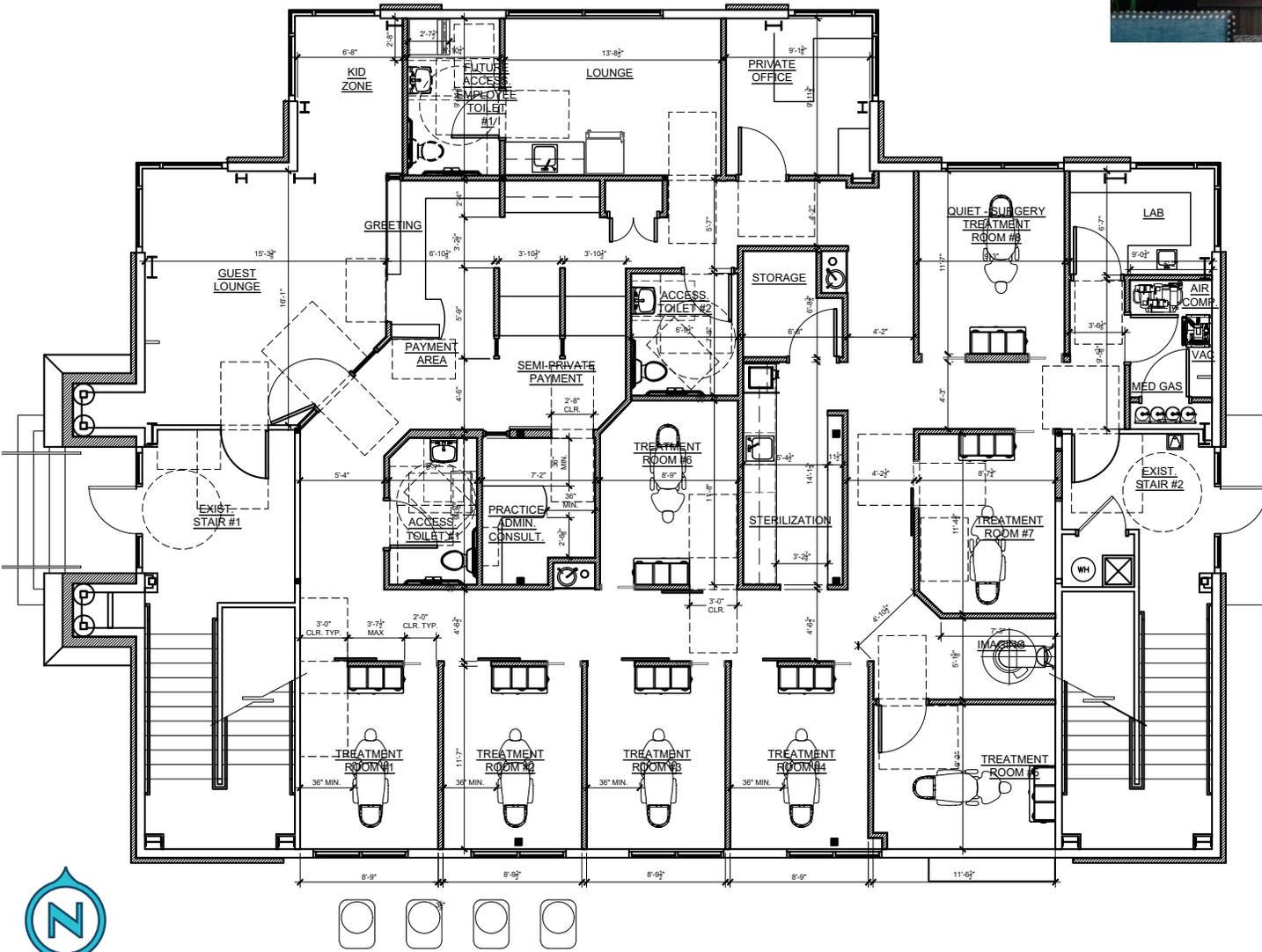
It is highly visible from Hwy 257 and easily accessible from Windsor.



Floor Plan

MAIN FLOOR SPECIALTY OFFICE

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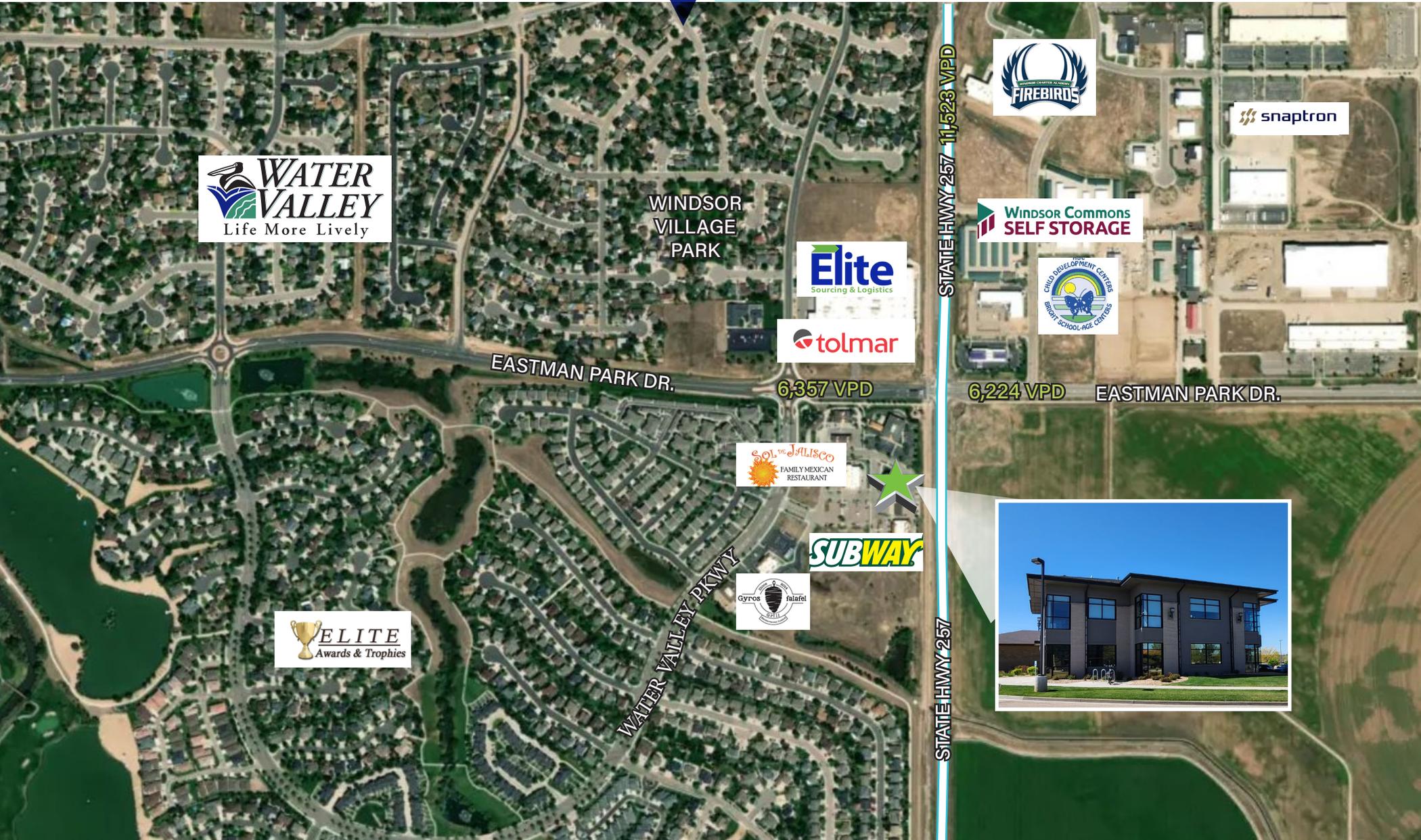


- ◆ 8 Treatment Rooms
- ◆ 3 Bathrooms
- ◆ 2 Lounges
- ◆ 1 Reception Area
- ◆ Break Room



Area Overview

Just minutes from the I-25 corridor.
Approximately 15 miles to Fort Collins,
Loveland, and Greeley.



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1349 WATER VALLEY PARKWAY | WINDSOR, CO

2024 POPULATION

31,040 (3 Mile Radius)

62,654 (5 Mile Radius)

POPULATION GROWTH RATE

5.78% (3 Mile Radius)

6.68% (5 Mile Radius)

OF HOUSEHOLDS

2,063 (3 Mile Radius)

13,506 (5 Mile Radius)

AVG. HOUSEHOLD INCOME

\$129,939 (3 Mile Radius)

\$147,974 (5 Mile Radius)

EMPLOYEES

11,395 (3 Mile Radius)

17,419 (5 Mile Radius)



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