



**FOR SALE OR LEASE**

# Freestanding School/Office Building

7640 Westgate Drive | Windsor, CO

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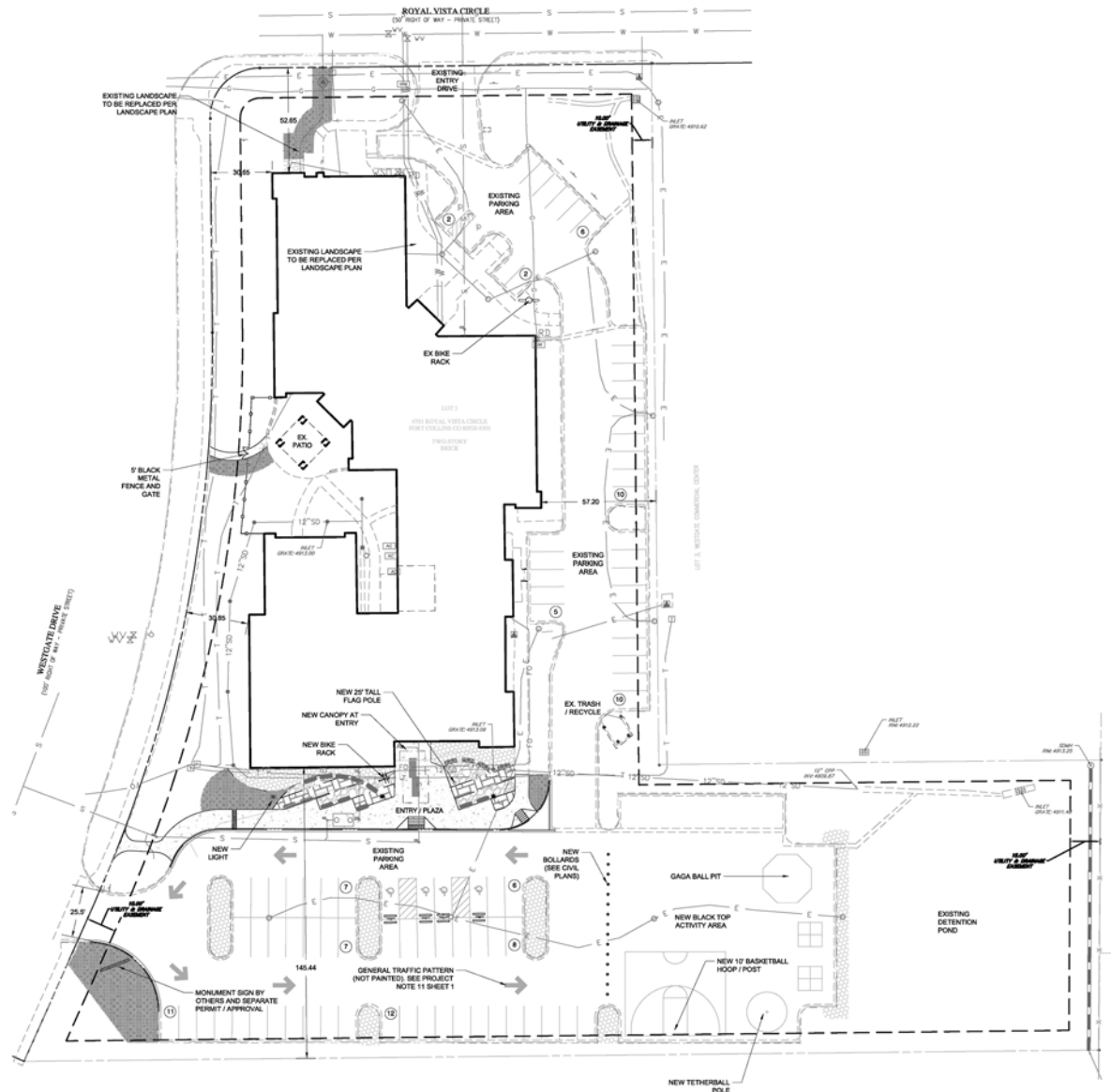
# Property Overview

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## Pricing: Contact Broker

Square Footage	35,672
Building Stories	Two with basement
Condition	<i>Excellent</i> \$5,108,935.38 renovation completed in December 2019.
Year Built	1999
Parcel Size	3.49 AC
City/County	Windsor/Larimer
Zoning	Westgate Commercial Center 3rd
Property Taxes	\$203,427.28
Parcel No.	8622147901



# Building Attributes

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## Classrooms

18 classrooms. Includes two science labs with fume hood and natural gas connection. Art and music classrooms with attached storage and instrument practice rooms.

## Support Spaces

Includes a 2,000 SF cafeteria with a serving kitchen, a secure visitor check-in area with administrative offices, nine offices, and multiple restroom facilities, including staff, student, and a nurse-attached restroom. Amenities feature two staff lounges, a partially covered courtyard for outdoor use, and a basement with laundry, facilities, janitorial space, and storage.

## Playground

Blacktop play area located on SE corner of property away from road ways. Separated from parking lot by bollards. It includes basketball court, sun sail, and areas for four square and gagaball.

## Parking

86 Parking spaces including 4 ADA parking stalls.

## Parking Lot

Seal coat, stripe, and crack seal. Completed in 2025.

## Roof

White TPO roof, multi-tiered with building expansion and renovation. Installed 2006, 2010, 2019.

## HVAC

Packaged RTU system with cooling and heating. Supplemental VAV circulation with electric re-heats.

## Water Heater

Dual domestic hot water heaters with recirculation pump. Installed in 2019.

## Power Capacity

1500A, 208 120 V. 3 phase 4W electrical service, Underground power distribution 15kV cable, 1500k kVA pad mounted transformer 2010. 2" natural gas main

## Keycard Access

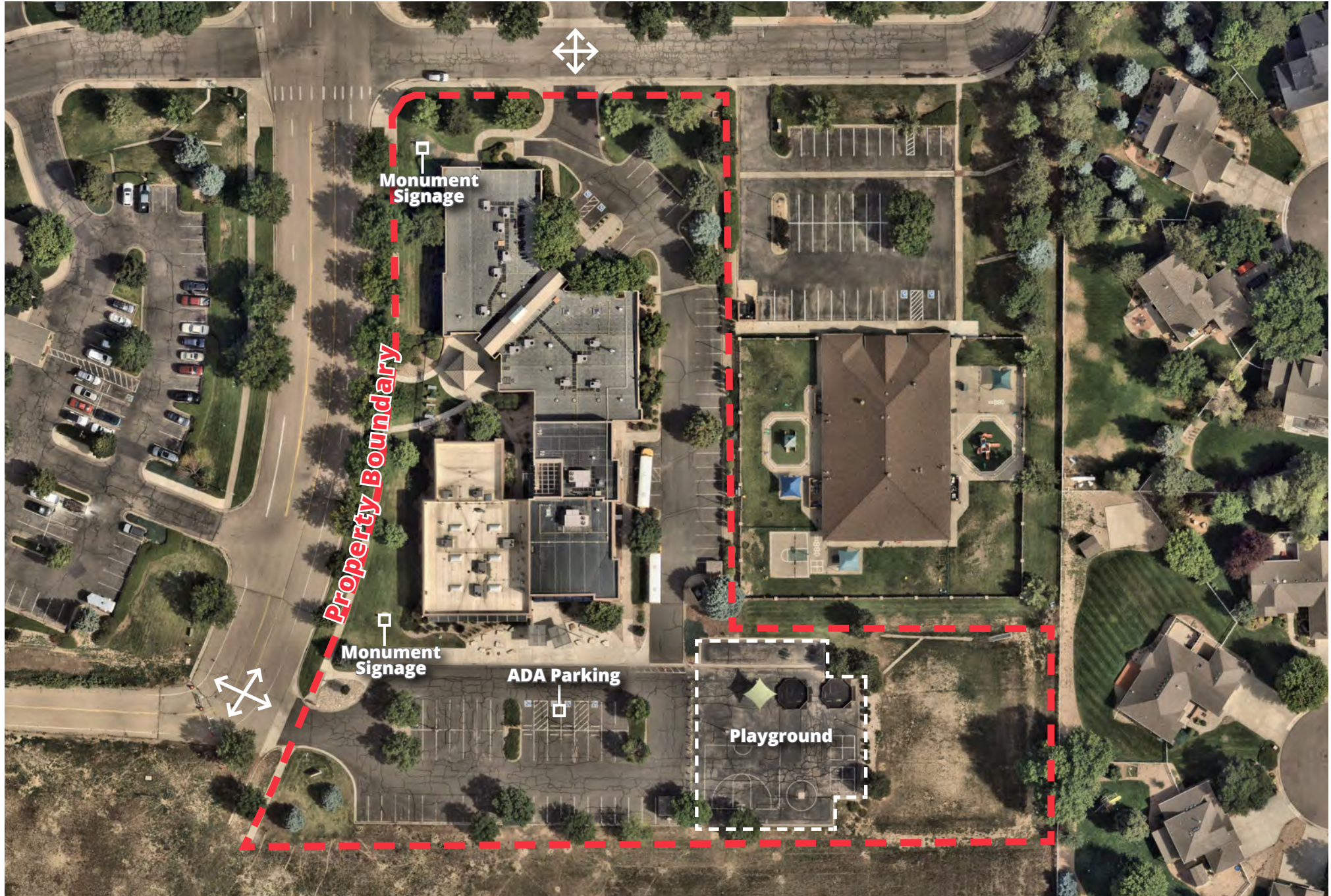
System upgraded October 2023





# Building Attributes

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# Property Photos

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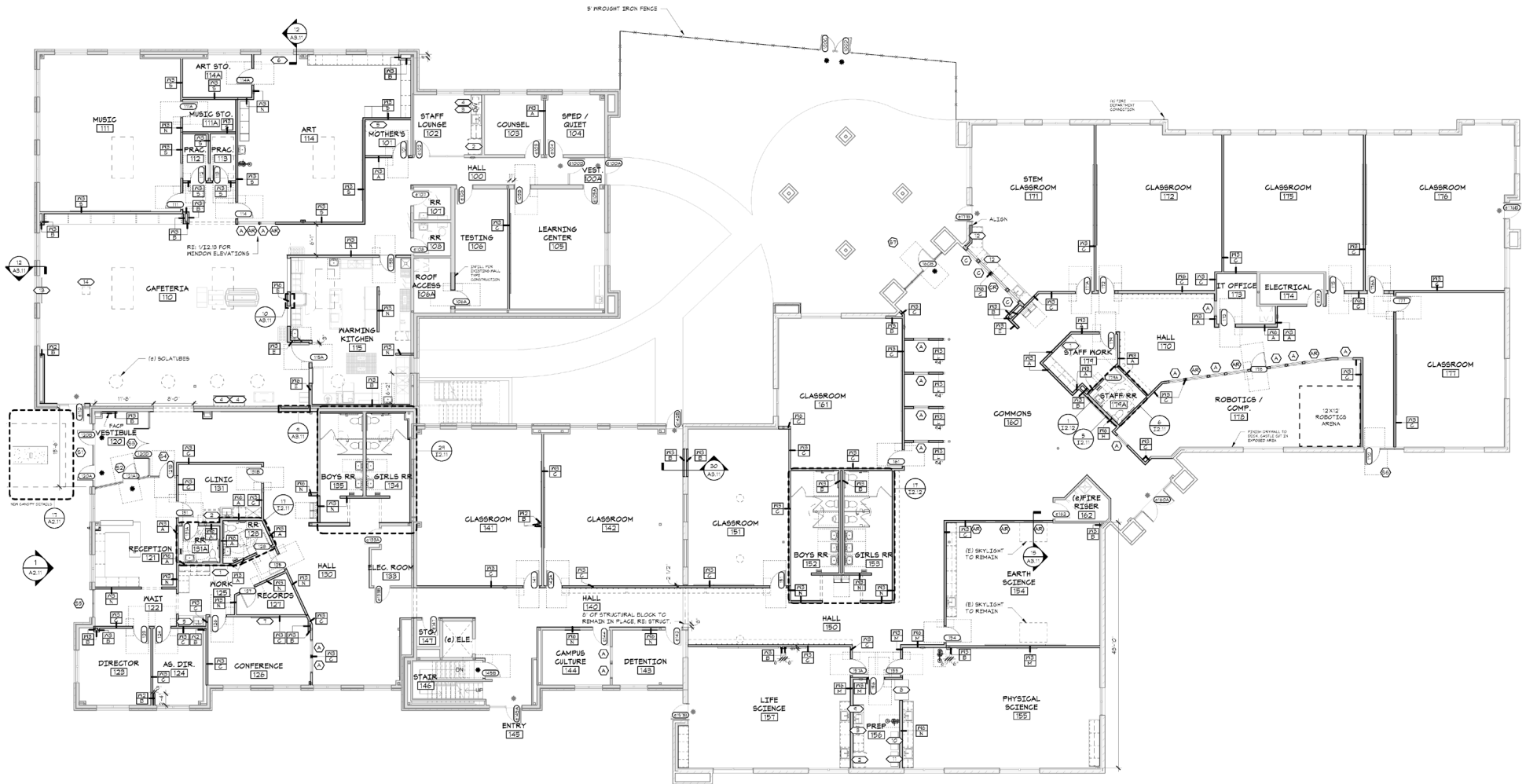


# First Floor

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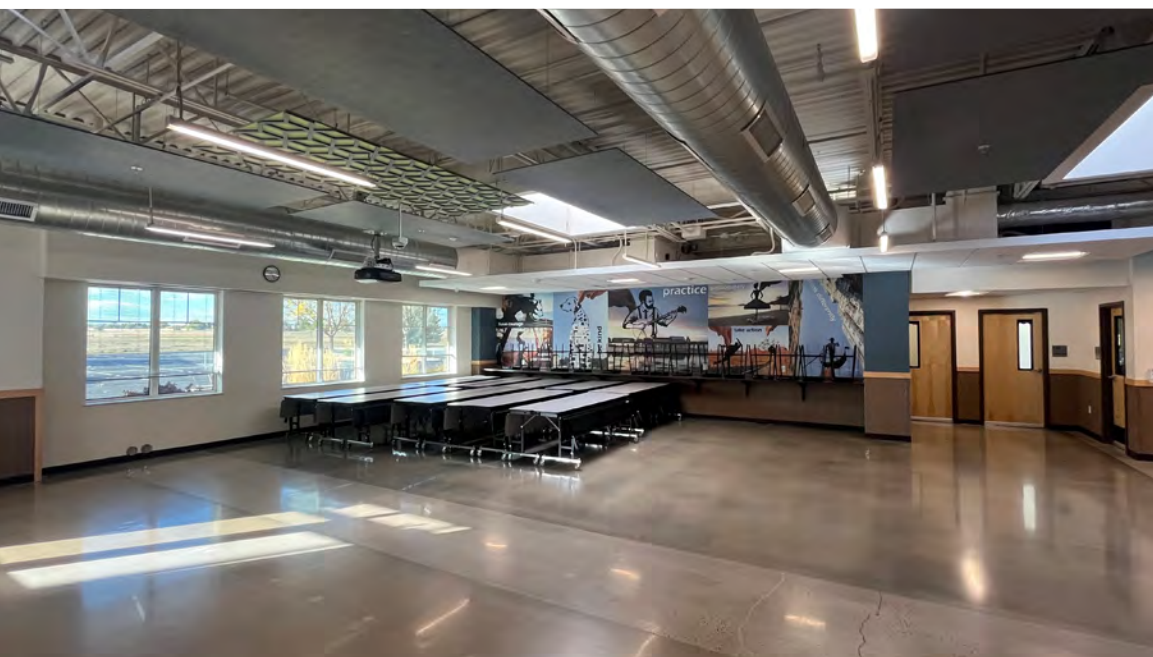


28,032 SF



# First Floor

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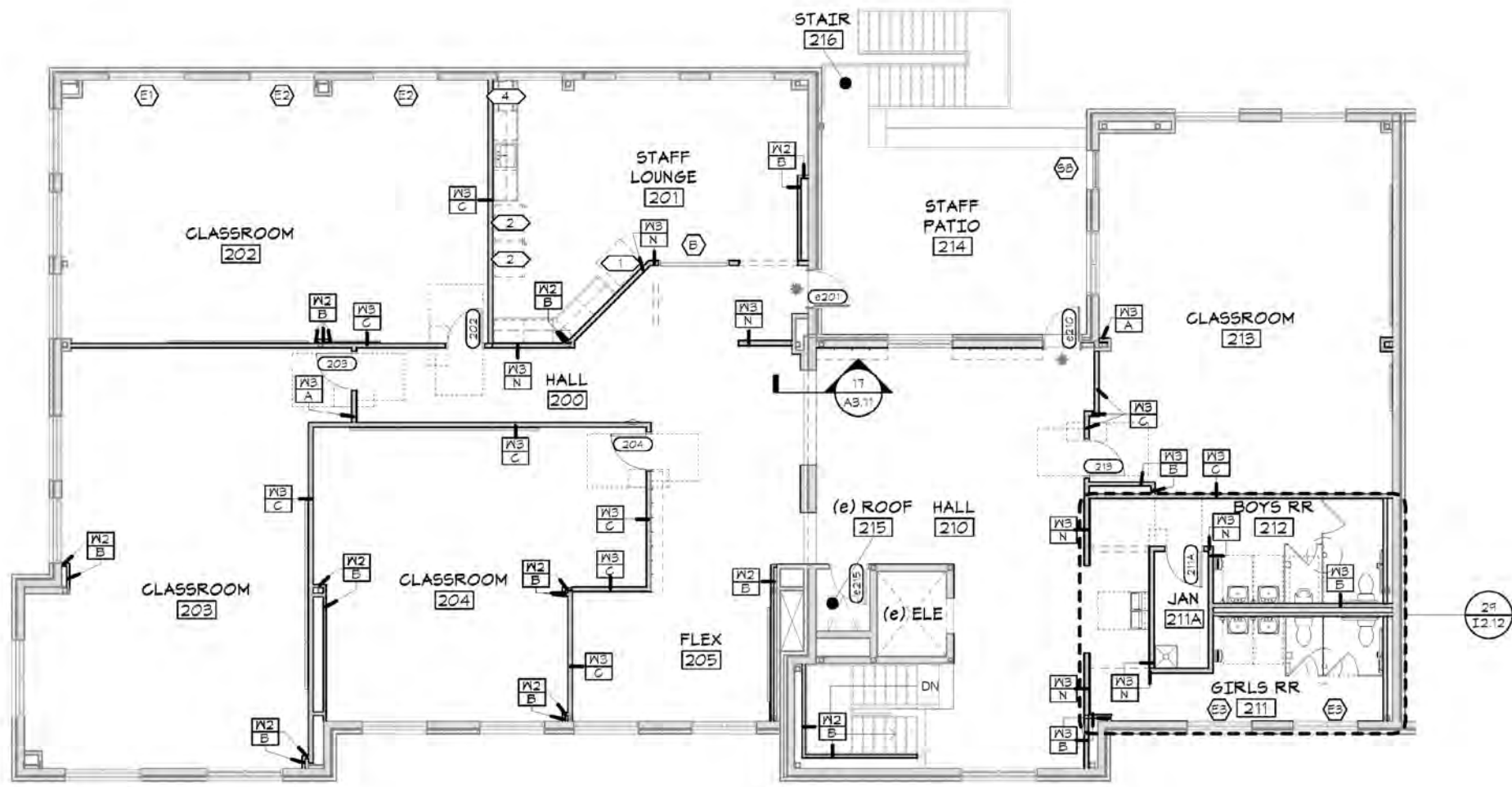


# Second Floor

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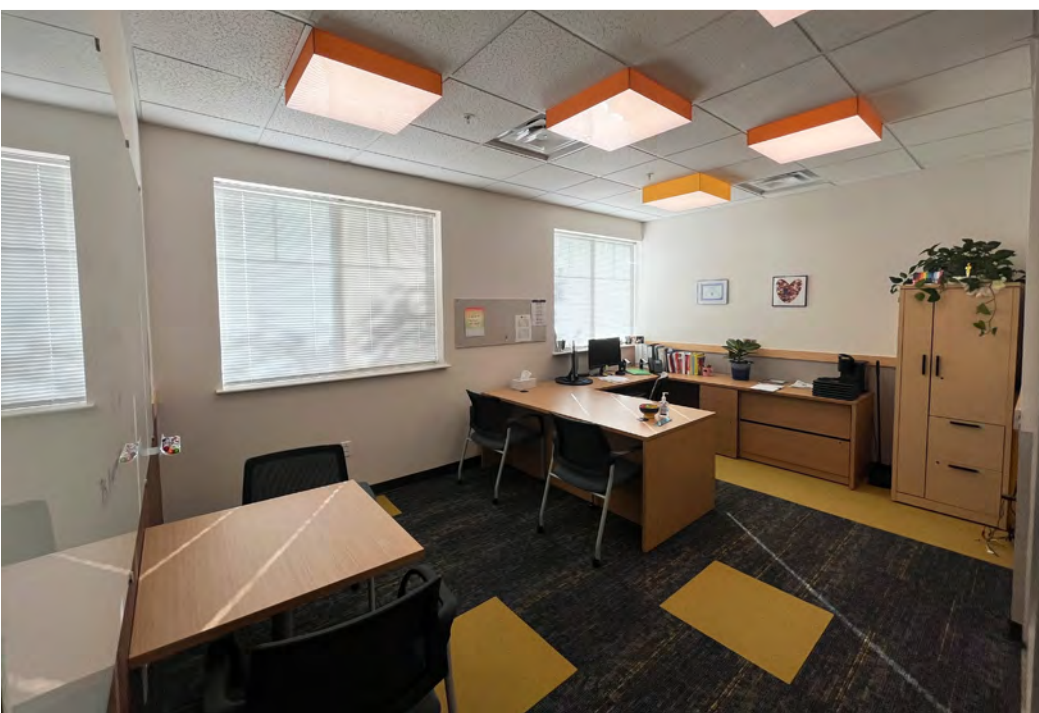
6,136 SF





# Second Floor

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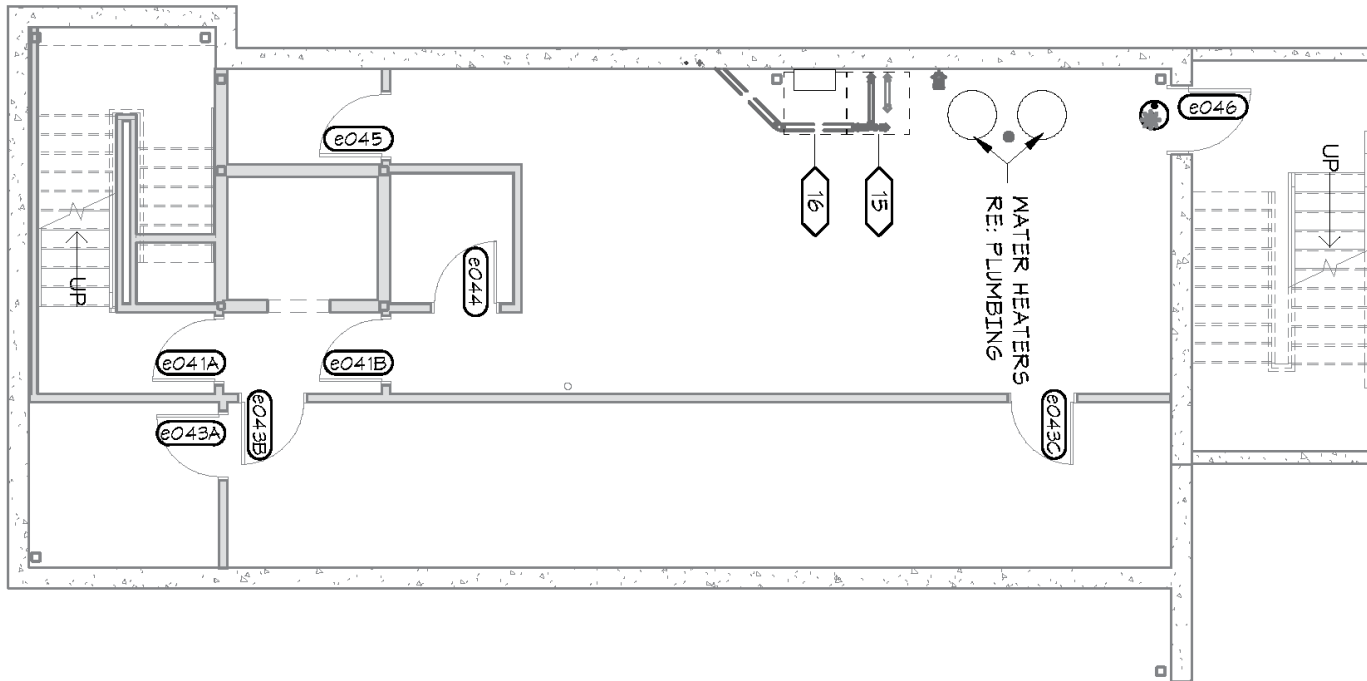


# Basement Floor Plan

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1,504 SF





# Nearby Schools & Daycares

Windsor, CO









# Windsor, CO

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The Town of Windsor is a statutory town located in both Weld and Larimer counties, Colorado. It sits in Northern Colorado, roughly halfway between Fort Collins, Greeley, and Loveland, giving it a central position within the region.

Today, Windsor has a population of more than 40,000 residents. With its rapid growth and proximity to major Northern Colorado cities, the surrounding unincorporated areas contribute to an even larger community presence.

## DEMOGRAPHICS

Population	43,371
Households	18,539
Median HH Income	\$128,182
Median Age	38.2
Population with Bachelors or higher	54.2%

Source: Esri | Year: 2025







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