



Space Available:  
**1,250 SF**

Lease Rate:  
**\$27.00/SF NNN**

NNN Rate:  
**\$9.00/SF**

*RETAIL SPACE IN THE HEART OF WINDSOR FOR LEASE*

- Spacious floor plan and storefront windows ideal for salon or similar retail space
- Recently updated finishes and energy efficient lighting
- Situated in the heart of Windsor, with excellent visibility and high foot traffic
- Surrounded by popular dining, shopping, and entertainment options
- Close to Windsor Lake, parks, and schools
- Building signage available

**201 4TH ST  
WINDSOR, CO  
80550**

**MAIN STREET  
FRONTAGE — ENDCAP**

**DIRECTLY BELOW  
THE HEARTH RESTAURANT**

**PRIME DOWNTOWN  
LOCATION**



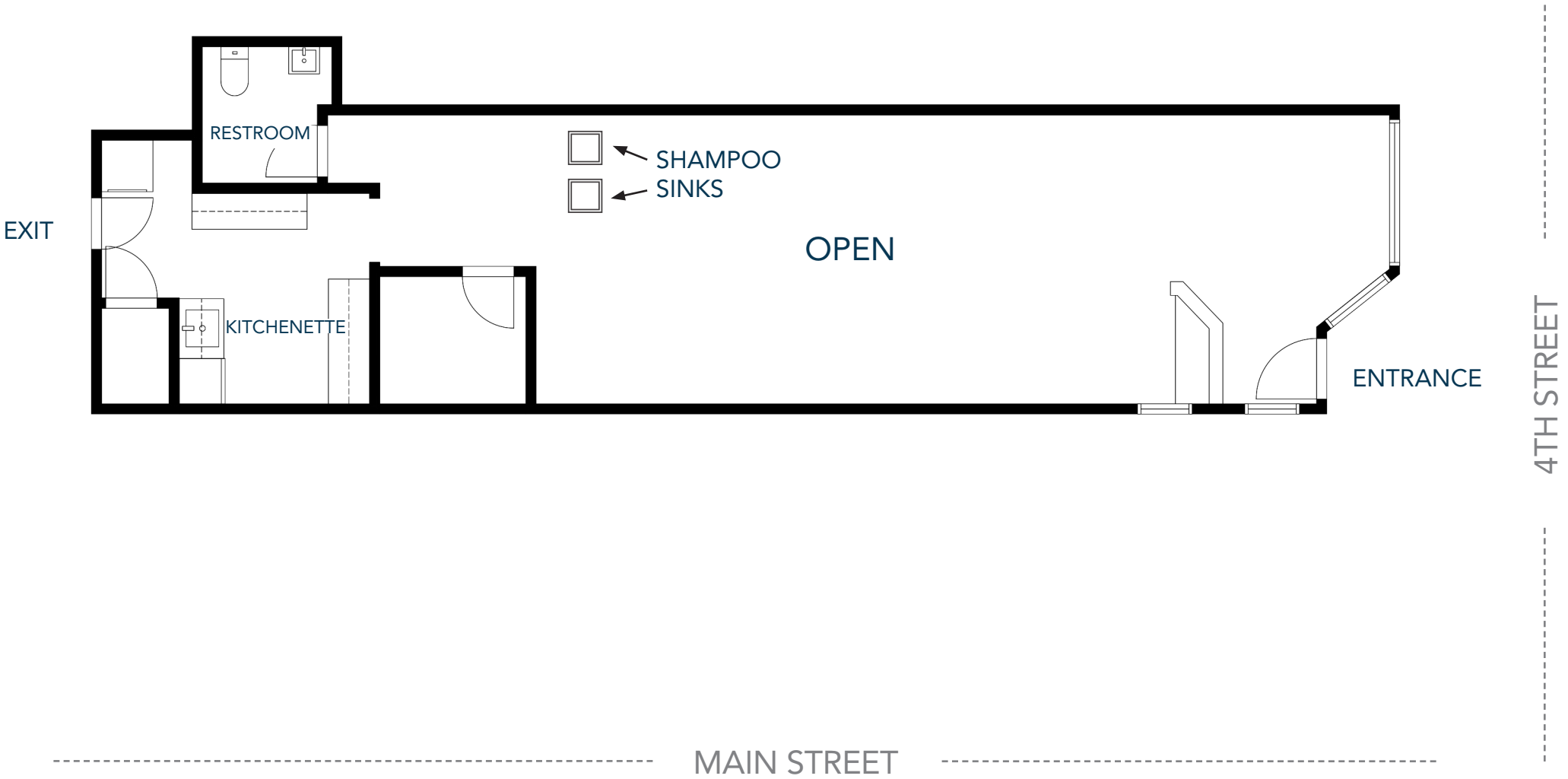
# UNIT PHOTOS



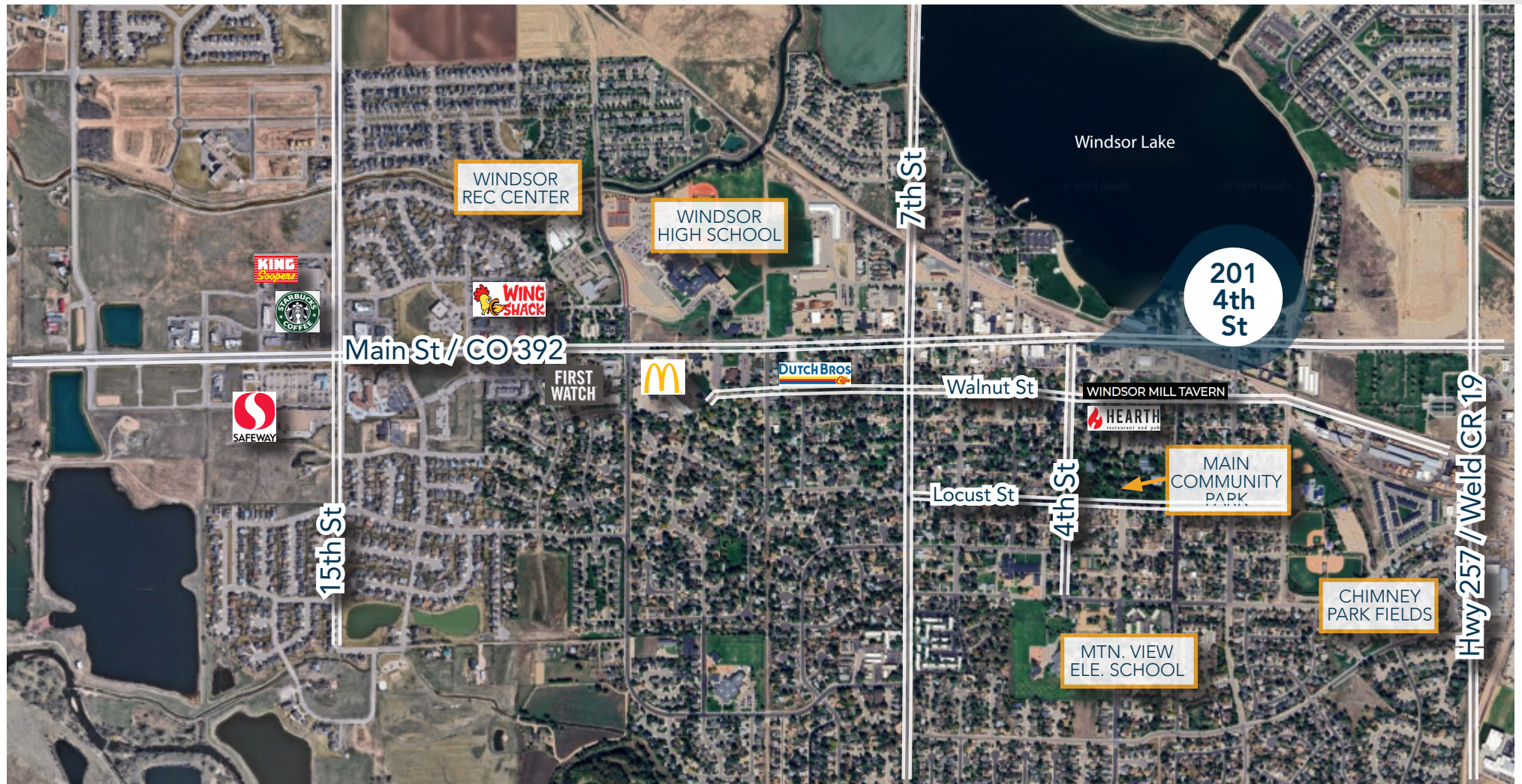
# EXTERIOR PHOTOS



# PROPERTY FLOORPLAN



# AREA MAP



**CONTACT:** Brian Smerud, CCIM • 970-415-0538 • [bsmerud@waypointRE.com](mailto:bsmerud@waypointRE.com)  
Erik Caffee • 970-218-4284 • [ecaffee@waypointRE.com](mailto:ecaffee@waypointRE.com)



BRIAN SMERUD, CCIM / ERIK CAFFEE  
125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)

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