



FOR LEASE · CORNER OFFICE SUITE

8010 S CR 5

Suite 101 · Windsor, CO 80528



Corner office suite for lease with I-25 & Hwy 34 access.

703 SF

SPACE AVAILABLE · SUITE 101

\$2,500 / mo

GROSS MONTHLY RENT

All Utilities

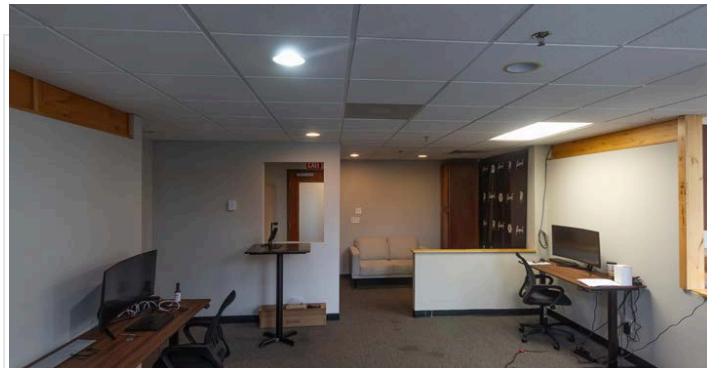
INCLUDED IN GROSS RENT

- Open floor plan + shared conference room
- Abundance of parking
- Monument signage available

A closer look



Shared conference room



FLOOR PLAN · SUITE 101



PROPERTY DETAILS

The particulars

LEASE

Gross monthly rent	\$2,500
Space available	703 SF
Suite	Suite 101
Lease type	Full-service gross

UTILITIES

Electric	Included
Gas	Included
Water & sewer	Included
Trash	Included
Internet	Included

All utilities included in gross rent.

CONSTRUCTION

Year built	2006
Suite size	703 SF
Heat type	Forced air
Air conditioning	Yes

BUILDING AMENITIES

Monument signage	Yes
Building signage	No
Shared conference room	Yes
Parking	Abundant shared

SITE DETAILS

Zoning	Residential Mixed Use-One
Parcel #	8623244101

DEMOGRAPHICS & TRAFFIC

Median HH income (3 mi.)	\$157,188
Traffic count	11,781 VPD

S CR 5 & Hwy 392 N.

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.

[View on Google Maps](#)

