

7640 WESTGATE DRIVE

Windsor, CO

FREESTANDING SCHOOL/OFFICE BUILDING



FOR SALE OR LEASE

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PROPERTY OVERVIEW

FREESTANDING SCHOOL/OFFICE BUILDING

PRICING

Contact Broker

SF

35,672

BUILDING STORIES

Two with basement

CONDITION

Excellent \$5,108,935.38 renovation completed in December 2019

YEAR BUILT

1999

PARCEL SIZE

3.49 AC

CITY/COUNTY

Windsor/Larimer

ZONING

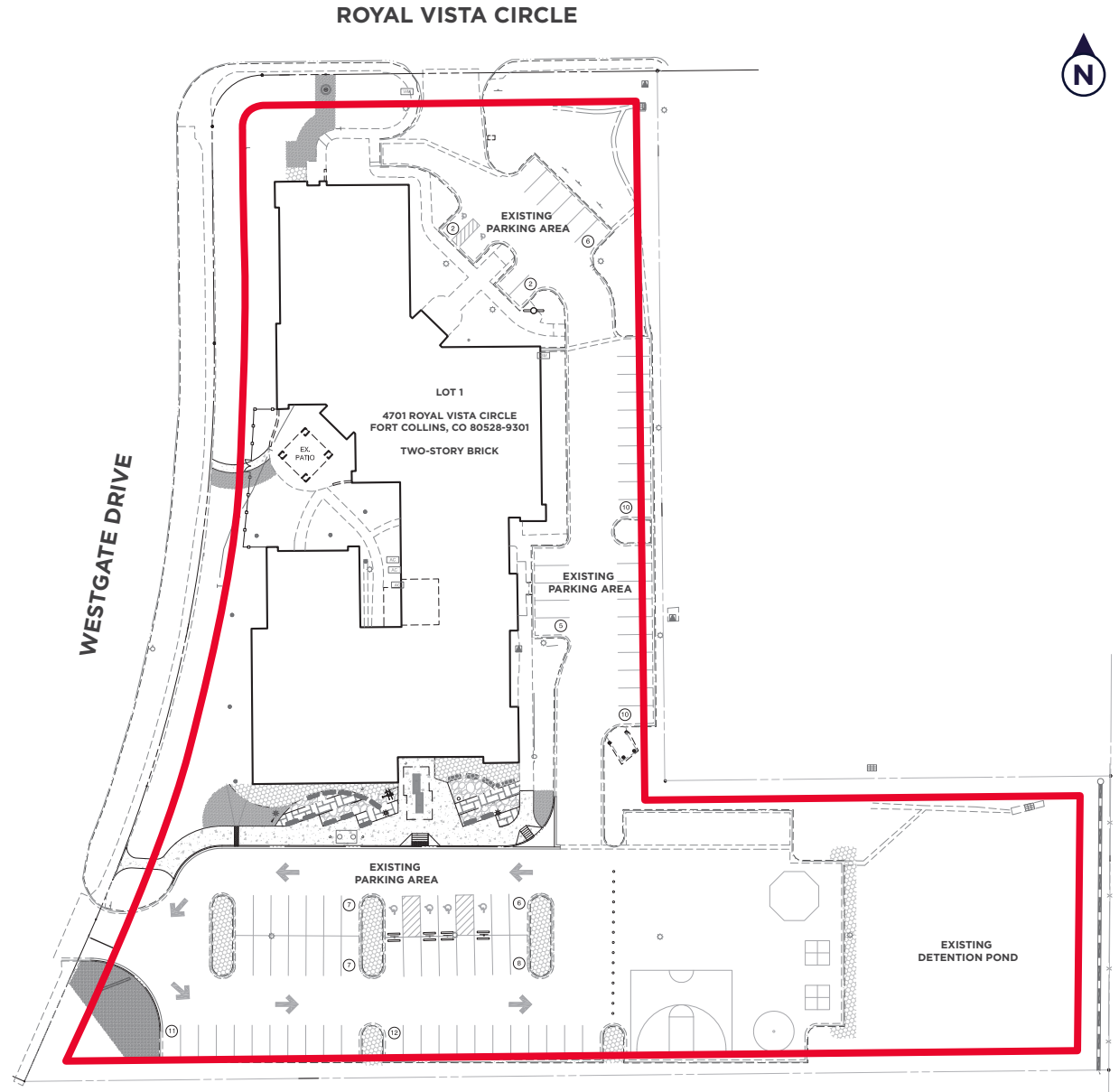
Westgate Commercial Center 3rd

PROPERTY TAXES

\$203,427.28

PARCEL NO.

8622147901





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BUILDING ATTRIBUTES

FREESTANDING SCHOOL/OFFICE BUILDING

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.



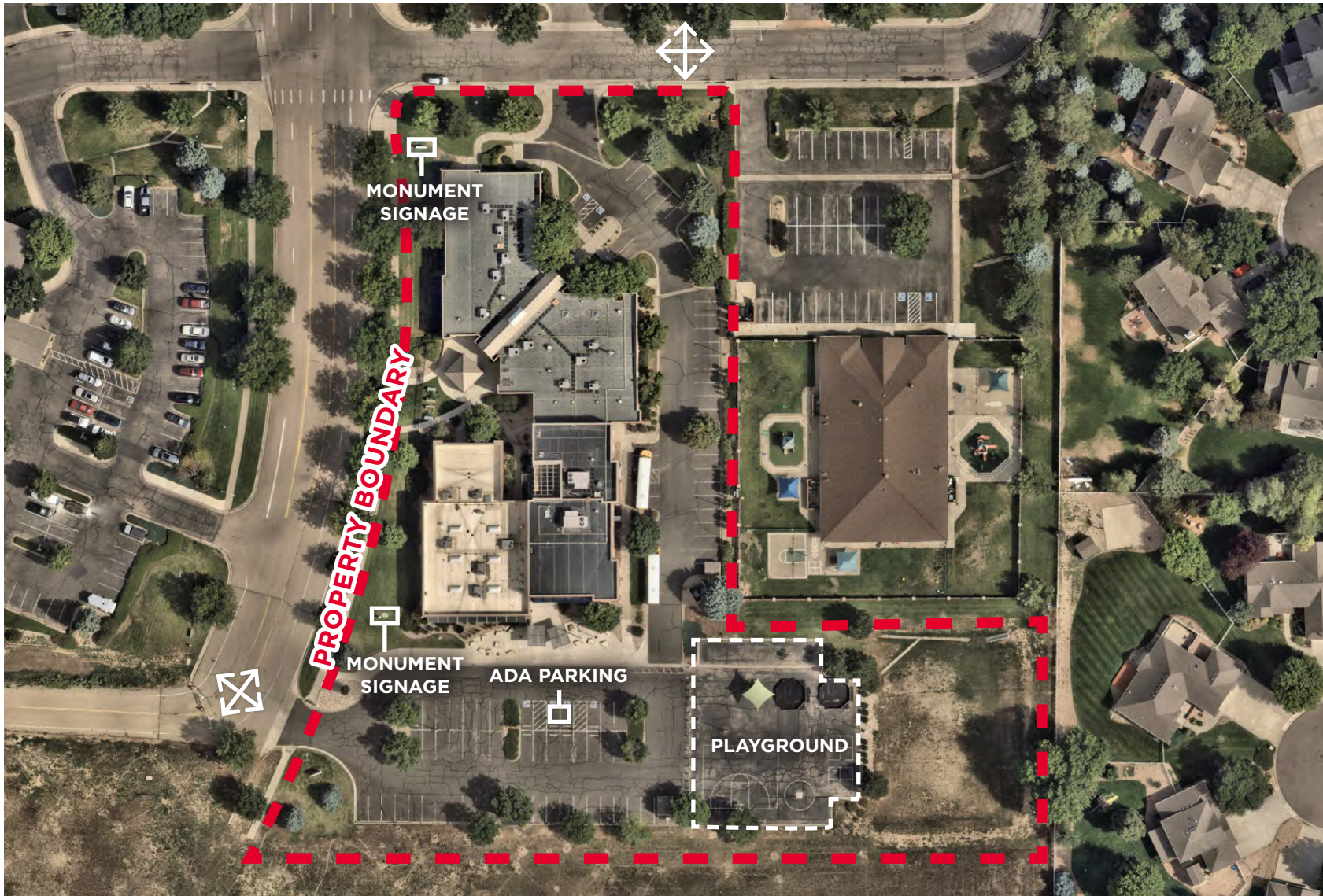


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BUILDING ATTRIBUTES

FREESTANDING SCHOOL/OFFICE BUILDING





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PROPERTY PHOTOS **FREESTANDING SCHOOL/OFFICE BUILDING**

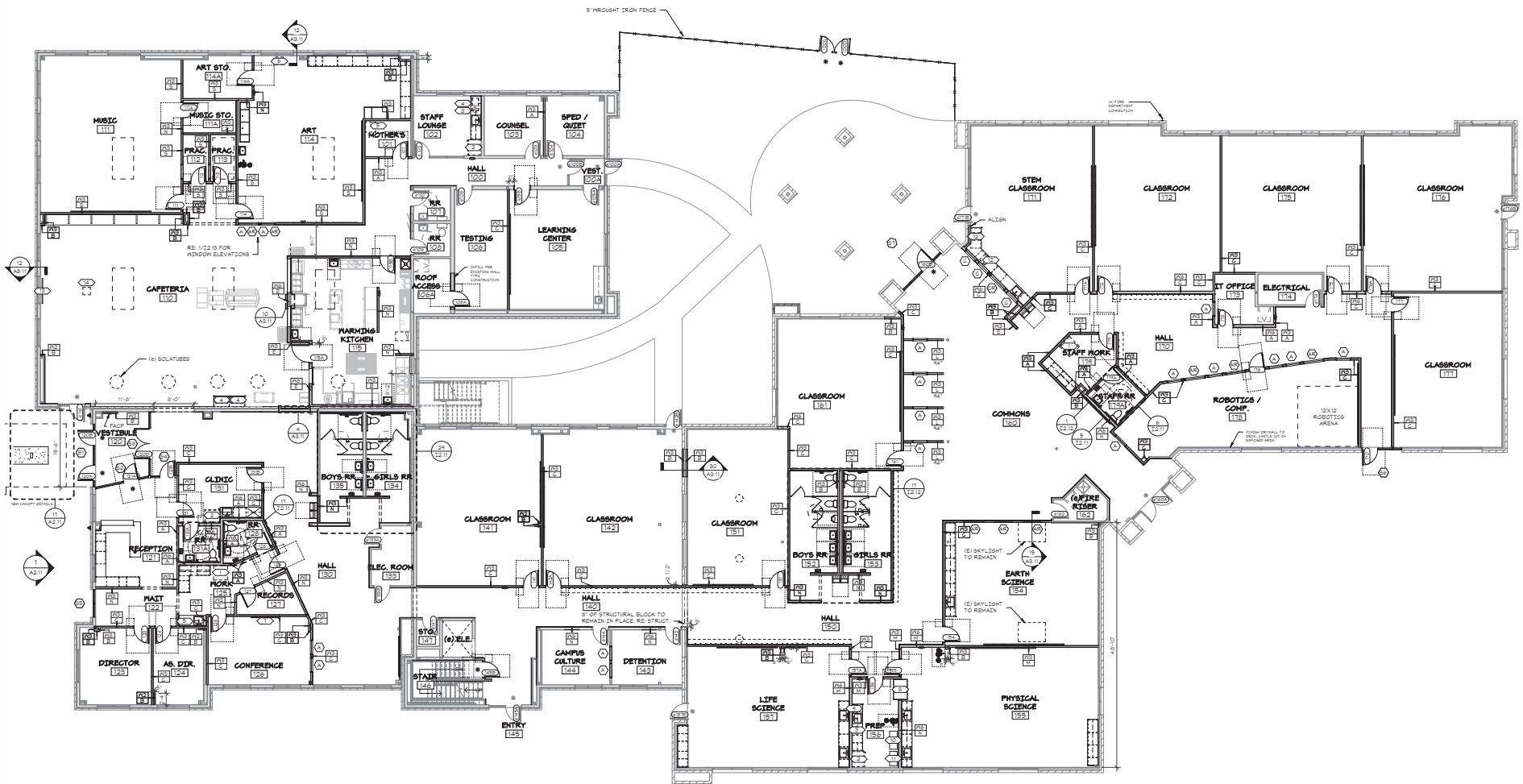


FLOOR PLAN

FREESTANDING SCHOOL/OFFICE BUILDING

FIRST FLOOR

28,032 SF



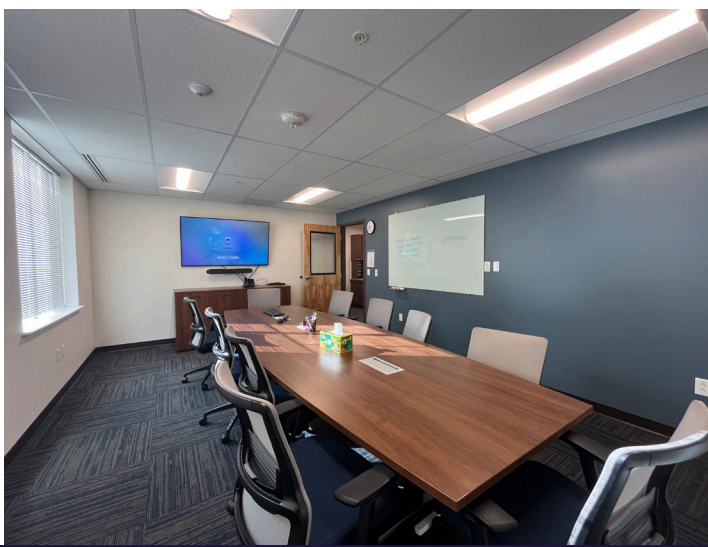


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FIRST FLOOR

FREESTANDING SCHOOL/OFFICE BUILDING



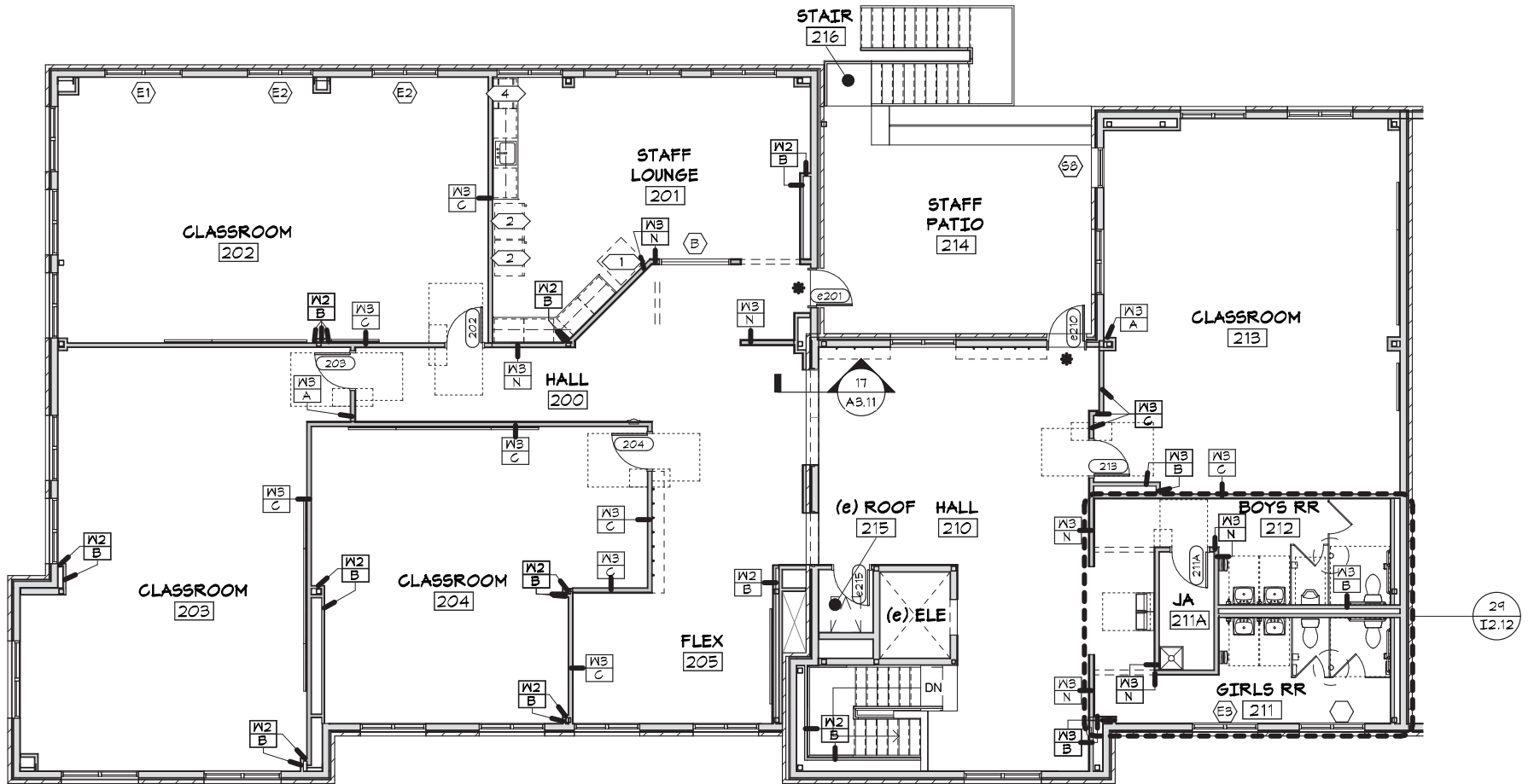
Moments suspended
Between the rigid
Illuminate potential
Both kind and kindred
Paul Verbeke

FLOOR PLAN

FREESTANDING SCHOOL/OFFICE BUILDING

SECOND FLOOR

6,136 SF





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SECOND FLOOR

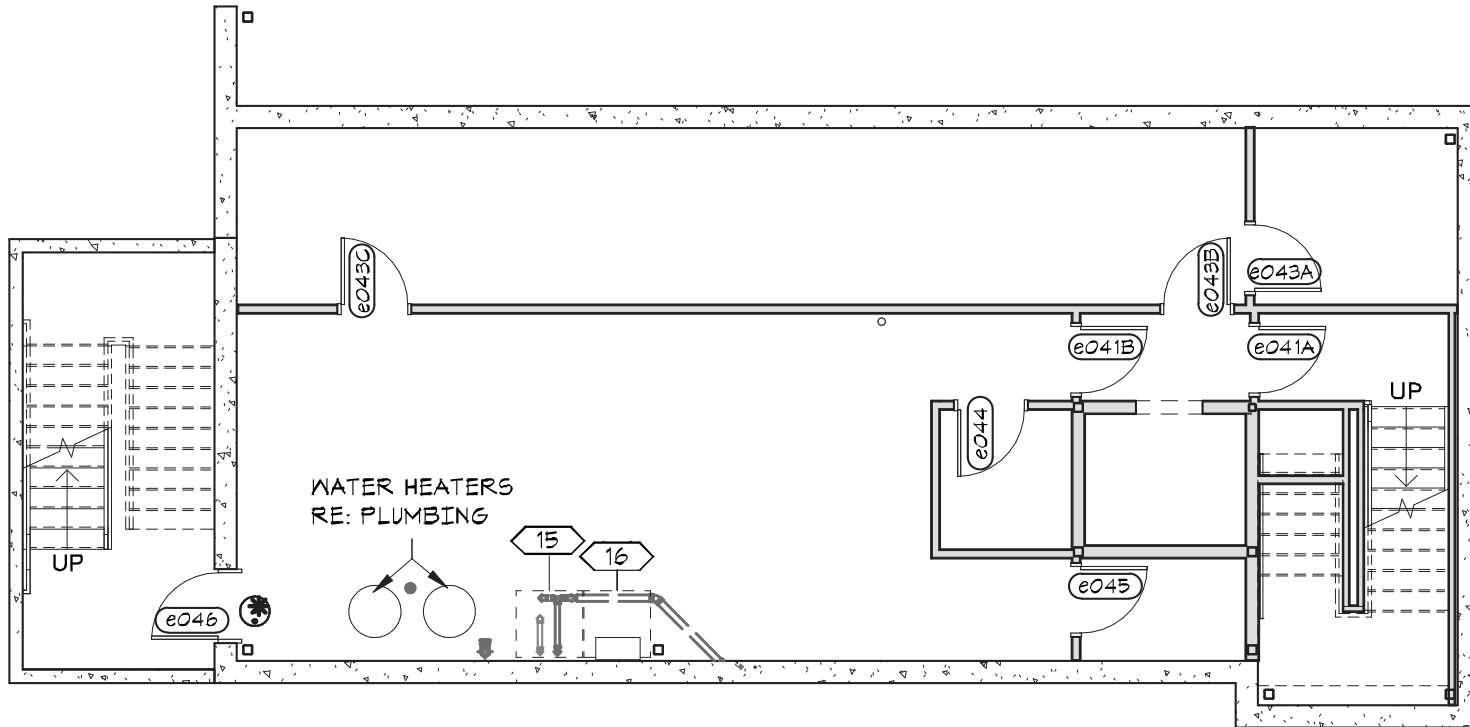
FREESTANDING SCHOOL/OFFICE BUILDING



FLOOR PLAN

FREESTANDING SCHOOL/OFFICE BUILDING

BASEMENT
1,504 SF



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TRADE AERIAL

FREESTANDING SCHOOL/OFFICE BUILDING





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FREESTANDING SCHOOL/OFFICE BUILDING

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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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.