

7292 GREENRIDGE RD #108

WINDSOR, CO 80550



Unit 108:
4,983 SF – 8,583 SF

Lease Rate
\$17.50 / SF

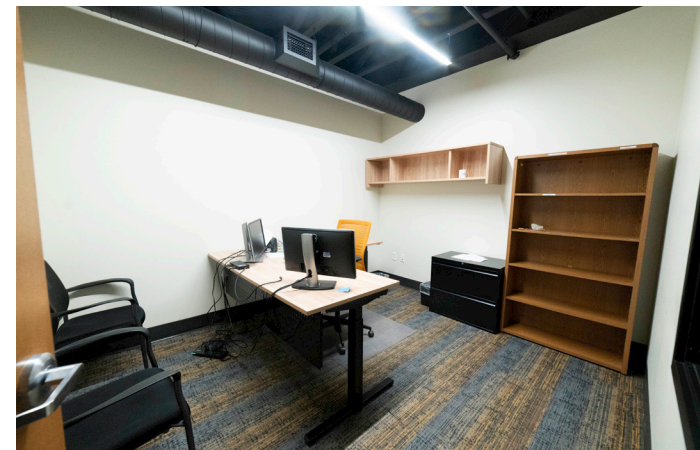
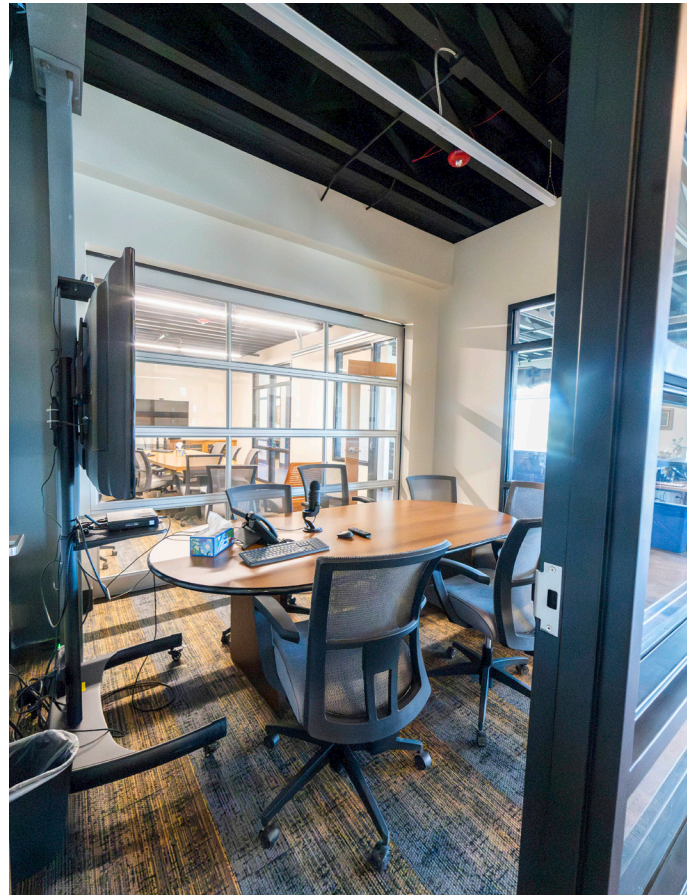
NNN Rate
\$8.95 / SF
Utilities not included

OFFICE/FLEX SPACE FOR LEASE IN WINDSOR

- Option to lease front office and upstairs, or full unit including warehouse space
- Office portion consists of a spacious reception area and waiting room, 14+ private offices, multiple conference rooms and open-plan work areas, breakroom with kitchenette, private restrooms, and secure storage
- Warehouse has 18' clear height with one OH door, grade-level and dock-high access, sinks, mop sink, private restroom and multiple storage points
- Building signage available
- Fully sprinkled
- Zoned limited industrial through the Town of Windsor
- Power: 3-phase / 200amp



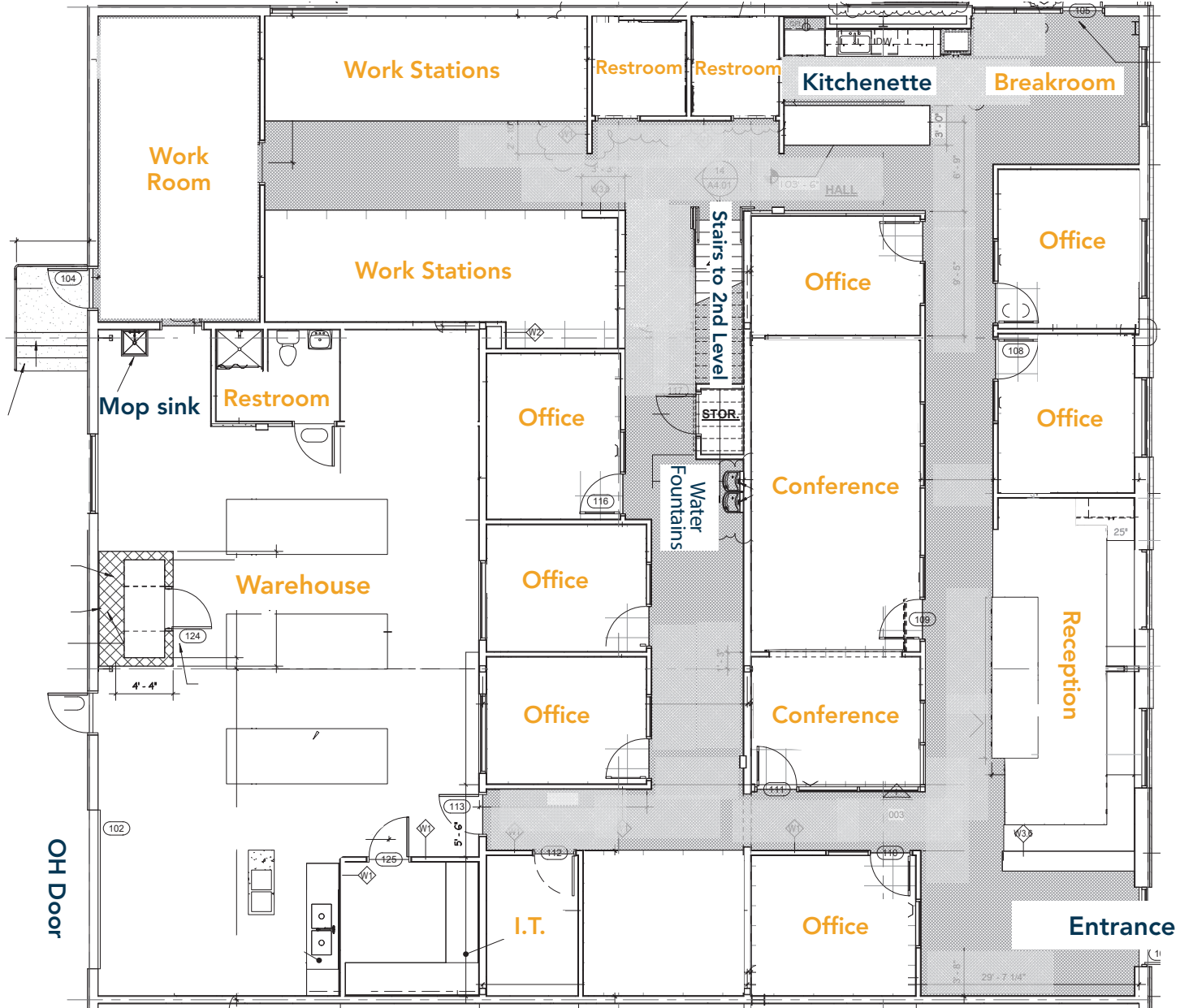
INTERIOR PHOTOS



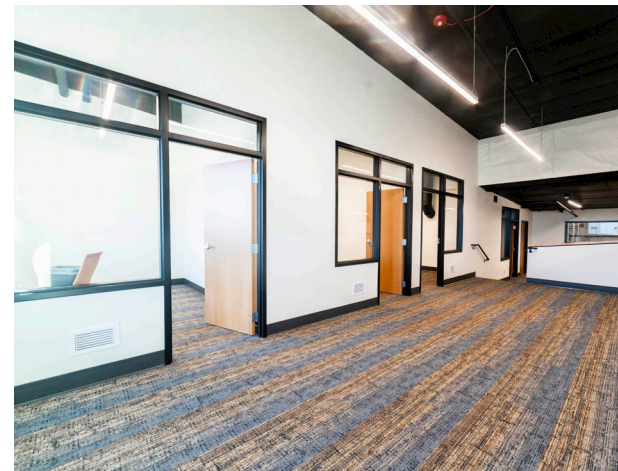
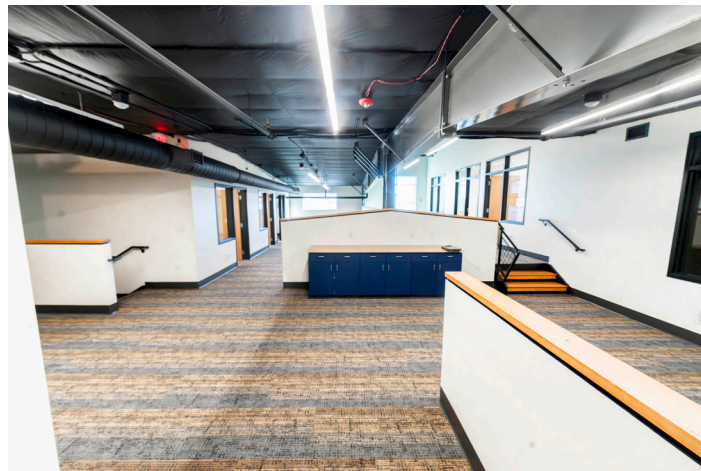
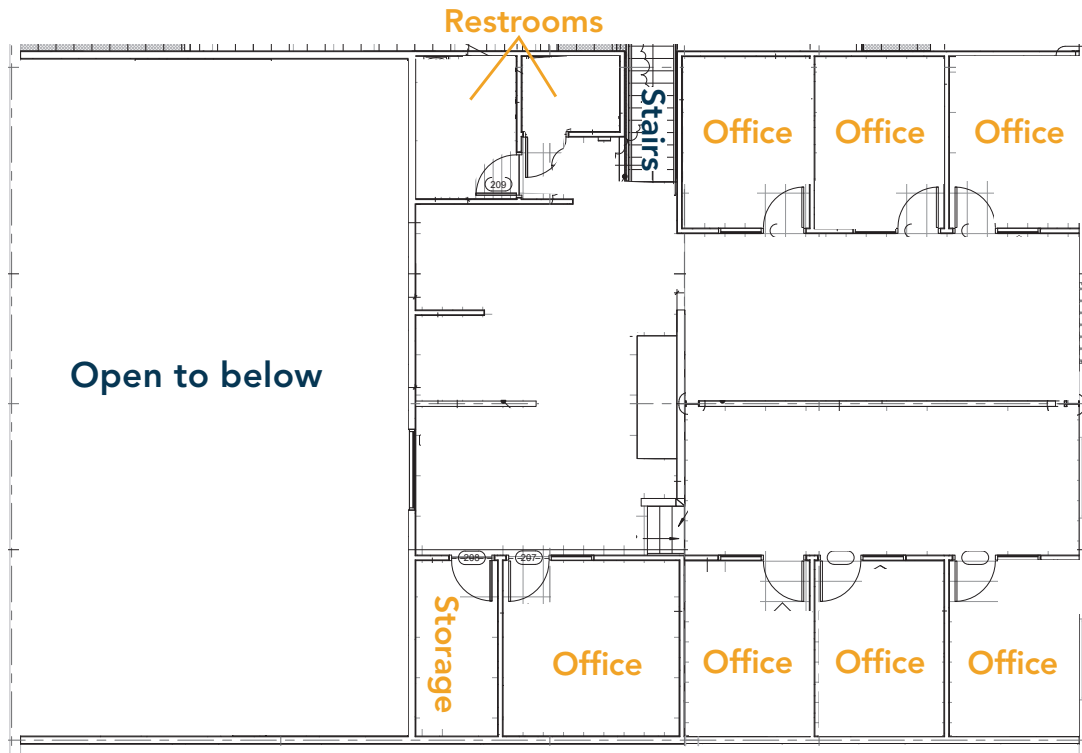
EXTERIOR PHOTOS



FLOORPLAN — MAIN LEVEL

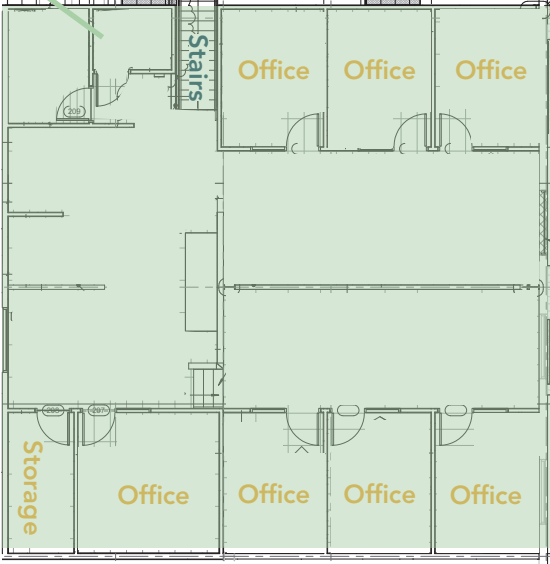


FLOORPLAN — UPPER LEVEL

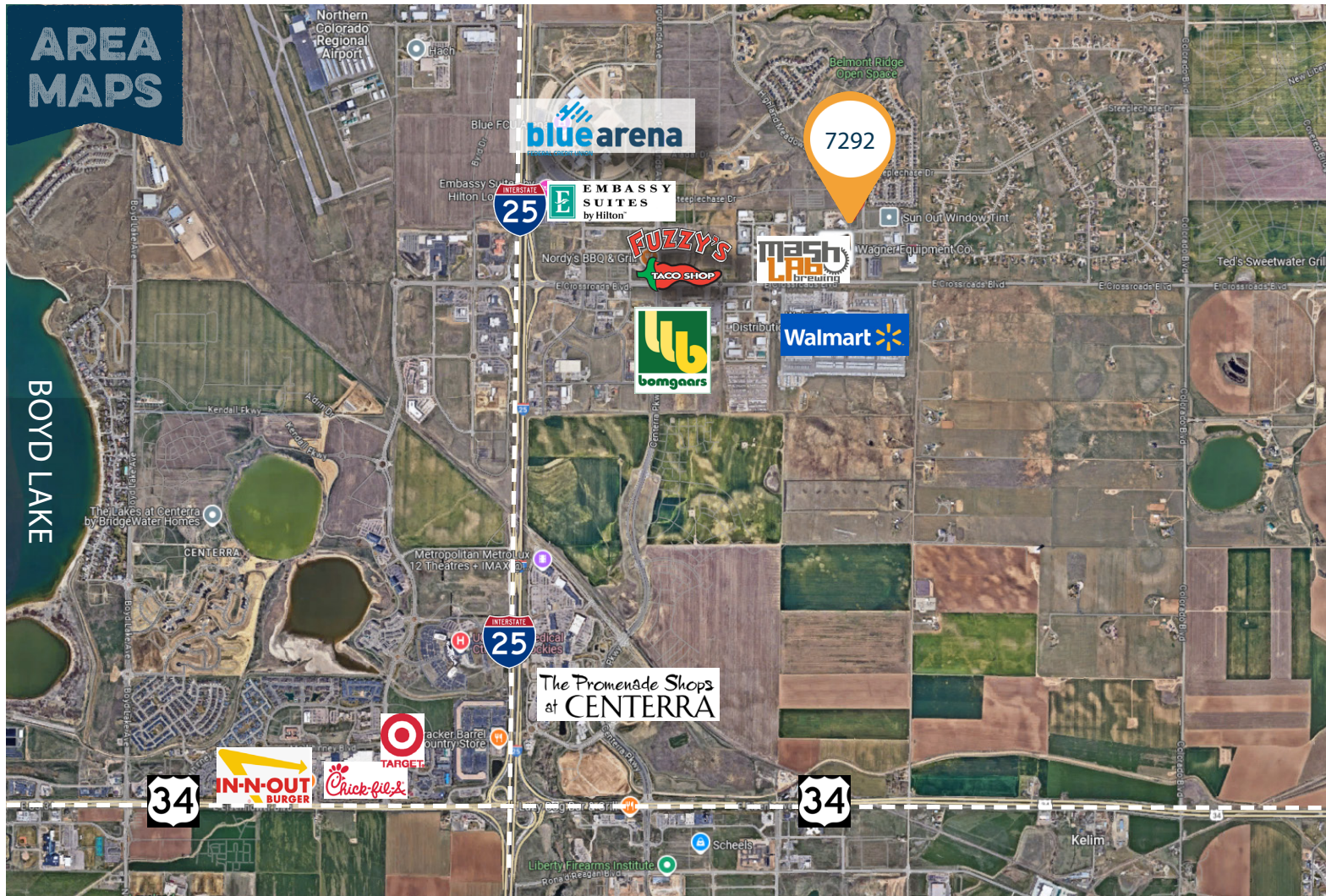


DEMISING OPTION

DEMISED OFFICE UNIT 4,983 SF



7292 GREENRIDGE AREA MAP



CONTACT: Nick Norton, CCIM • 970-213-3116 • nnorton@waypointRE.com

Jack Chunko • 970-213-5063 • jchunko@waypointRE.com



NICK NORTON, CCIM / JACK CHUNKO

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

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.