

AVAILABLE FOR LEASE

4650 ROYAL VISTA CIRCLE WINDSOR, CO 80528



PROPERTY SUMMARY

4650 Royal Vista offers a clean, modern office environment designed for businesses seeking a dependable and efficient workspace in Northern Colorado. The property features well-appointed suites with practical layouts, quality finishes, and generous natural light that supports a productive daily workflow. Located just off I-25 and Highway 392, the building provides convenient regional access and sits within a growing commercial and residential corridor. Tenants benefit from ample on-site parking, well-maintained common areas, and a quiet, professional setting suited for a range of office users.

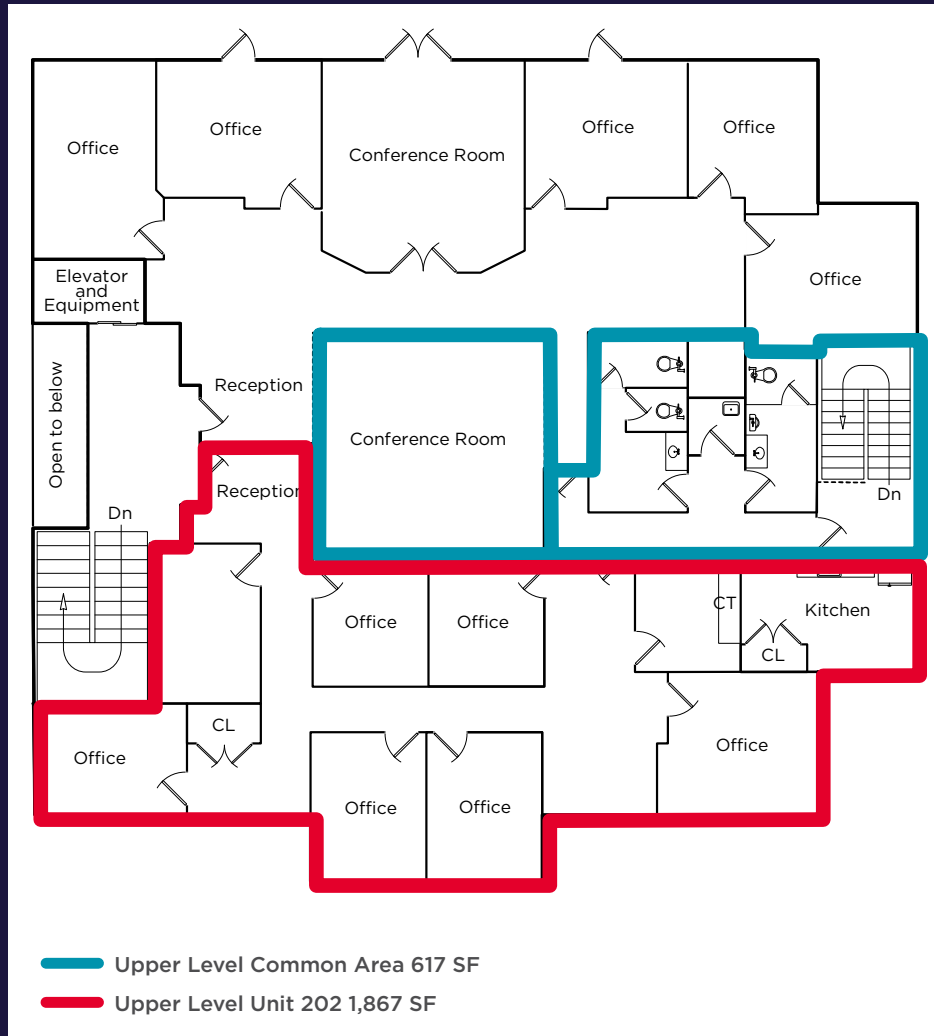
AVAILABLE UNITS

Unit 202 | 2,431 SF | \$20.00 - \$22.00/SF NNN
Lower Level | 2,484 SF | \$14.00/SF NNN
Estimated NNN \$12.85/SF

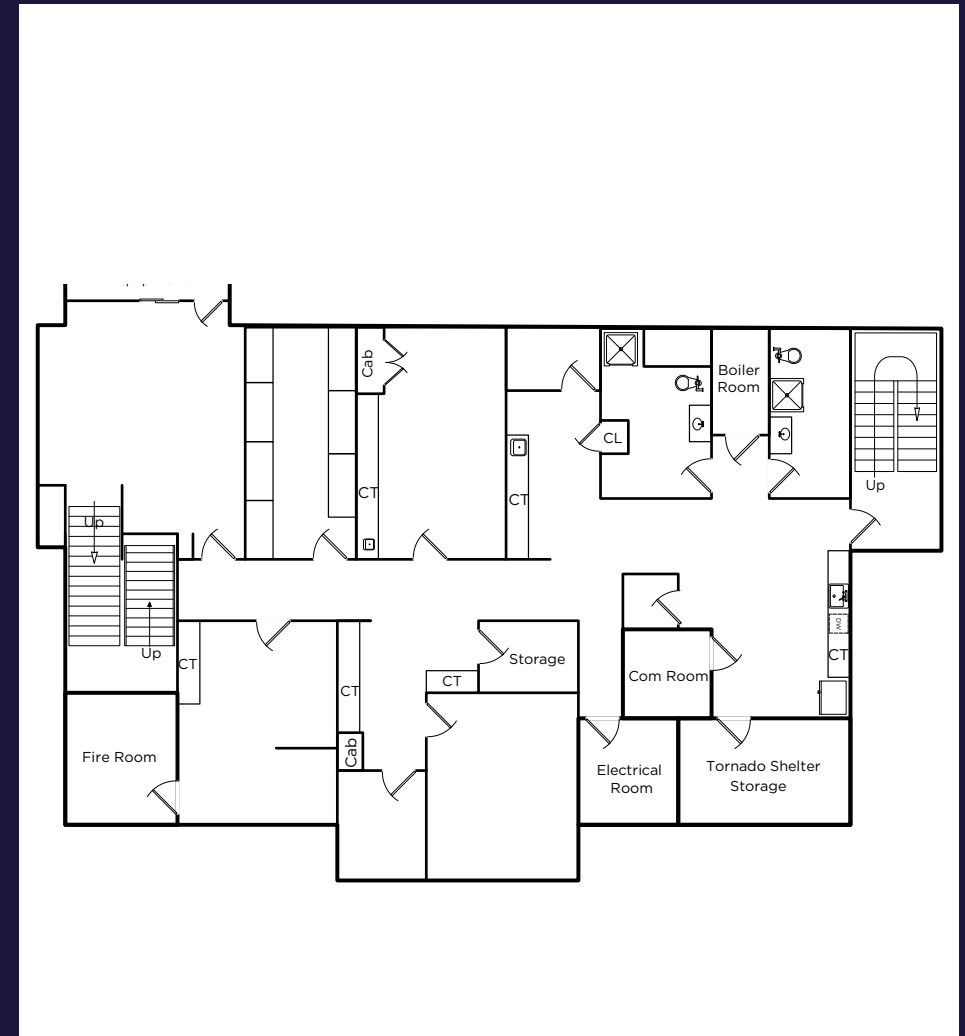


// FLOOR PLAN

UNIT 202



LOWER LEVEL



// GALLERY | UNIT 202



Entry



Reception



Office



Office



Hallway



Office



Kitchen/Break Room

// GALLERY | LOWER LEVEL



Open Area



Open Area



Breakroom/Office



Kitchen/Break Room



FORT COLLINS

KITCHEL LAKE
44 HOMES

HORSETOOTH
RESERVOIR

287

25

TIMNATH

Walmart

Costco

FOSSIL CREEK RANCH
735 HOMES

WINDSOR VILLAGES AT PTARMIGAN
650 FUTURE HOMES

FAIRWAYS AT RAINDANCE
11 HOMES

WINDSOR

RAINDANCE
2,800 FUTURE HOMES

PELICAN SHORES
57 HOMES

FESTIVAL AT RAINDANCE
21 HOMES

SUGAR HILLS AT RAINDANCE
34 HOMES

LAKES AT CENTERRA
791 HOMES

BOYD LAKE

SUBJECT
PROPERTY

TARGET

HIGHLAND MEADOWS
725 HOMES

SCHEELS

KINSTON CENTERRA
2,800 HOMES

REVERE AT JOHNSTOWN
38 HOMES

LEDGE ROCK CENTER
MIXED-USE DEVELOPMENT

JOHNSTOWN

BUCARRELLA'S

MURDOCH'S
WOODS

257

60

287

LOVELAND

GREELEY

34

85

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Total Population	3,341	30,782	102,640
2030 Total Population	3,575	33,497	112,042
2025 Households	1,203	10,828	39,434
2025 Avg. HH Income	\$204,384	\$192,791	\$155,526

VEHICLES PER DAY

Hwy. 392	23,000 VPD
I-25	84,000 VPD

CONTACT INFO

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