

Build-to-Suit / Lease Details

Full Building SF: **8,992 SF**
Conceptual Unit 1: **4,480 SF**
Conceptual Unit 2: **4,512 SF**
Lease Rate: **\$37.00–\$40.00 SF**

Sale Details

Condo/Building Sale:
\$490/SF
Development Lot Sale:
(.78 acre / 34,203 SF)
\$475,000

DEVELOPMENT READY PAD SITE WITH PROMINENT SIGNAGE

- Standalone with building and monument signage
- Regional location with quick access to I-25
- Permit ready for office building
- Low mill levy
- Prominent surrounding tenants
- Single- or multi-tenant layout
- Core/shell delivery
- Tenant Improvement Allowance Negotiable



CONCEPTUAL BUILDING RENDERINGS



6 VIEW FROM SOUTHWEST
SCALE: 1/8" = 1'-0"



5 VIEW FROM NORTHWEST
SCALE: 1/8" = 1'-0"



WINDSOR M.O.B.

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VFLA
VIRGINIA FLOORING & LAMINATE ASSOCIATION

Strength in design. Strength in partnership.
Strength in partnership.

DESIGNER
JOSH GUERNSEY / JAKE ARNOLD
ARCHITECTS, LLC
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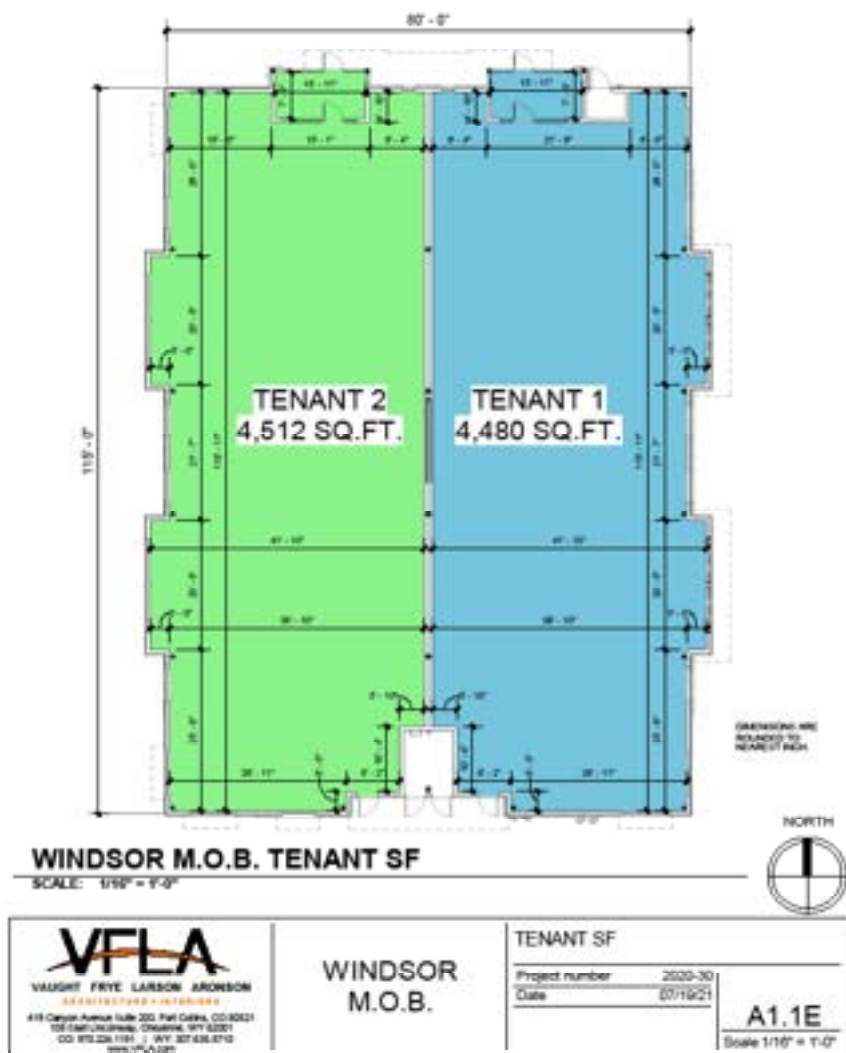
SCHEMATIC DESIGN
ARCHITECT
JOSH GUERNSEY / JAKE ARNOLD
ARCHITECTS, LLC
DATE: 07/17/2024
SHEET: 12

NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

EXTERIOR ELEVATIONS

A3.1

FLOOR PLAN



- Lease: Single- or multi-tenant layout
- Sale: Full building or separate condos
- Entitled development site

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