



Space Available:

1,263 SF

Lease Rate:

\$27.00/SF NNN

NNN Rate:

\$11.00/SF NNN

*2025 estimate

RETAIL SPACE IN THE HEART OF DOWNTOWN WINDSOR FOR LEASE

- Character-rich space with exposed brick, sliding barn door, and restroom
- Two overhead doors, window signage and high ceilings
- Close proximity to Main Street and Windsor Lake
- Surrounded by a vibrant mix of restaurants including Windsor Mill Tavern, Tiho's Tequila Bar, Peculier Ales, Hearth, and Chimney Park

**301 MAIN ST
ANNEX BUILDING**

WINDSOR, CO 80550

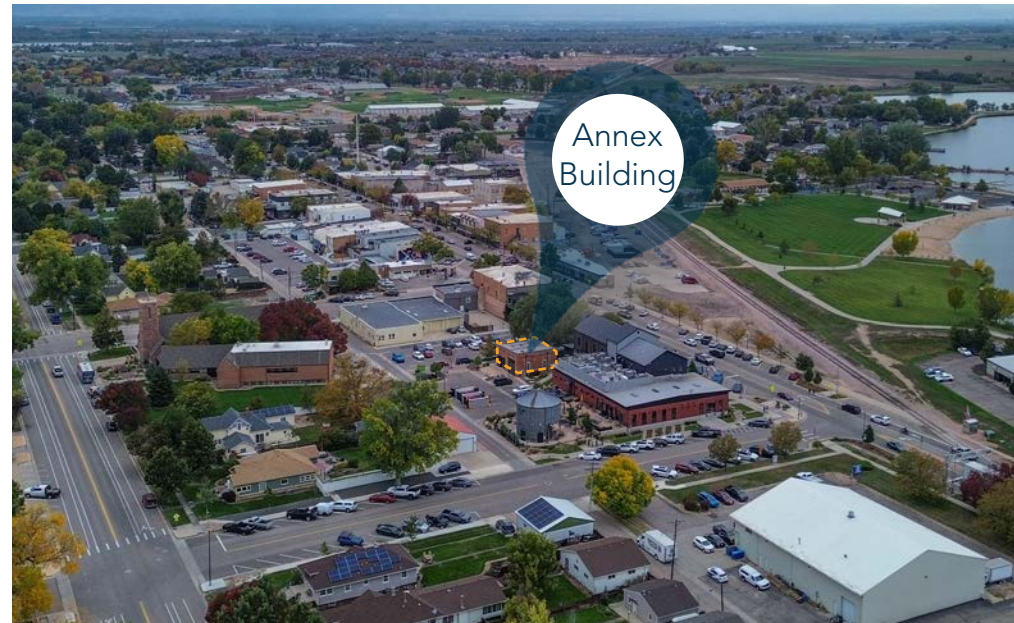
ACROSS FROM WINDSOR LAKE

**NEIGHBORING TENANTS:
WINDSOR MILL TAVERN,
TIHO'S TEQUILA BAR & RESTAURANT,
& PECULIER ALES**

**CLOSE TO HEARTH &
CHIMNEY PARK RESTAURANTS**



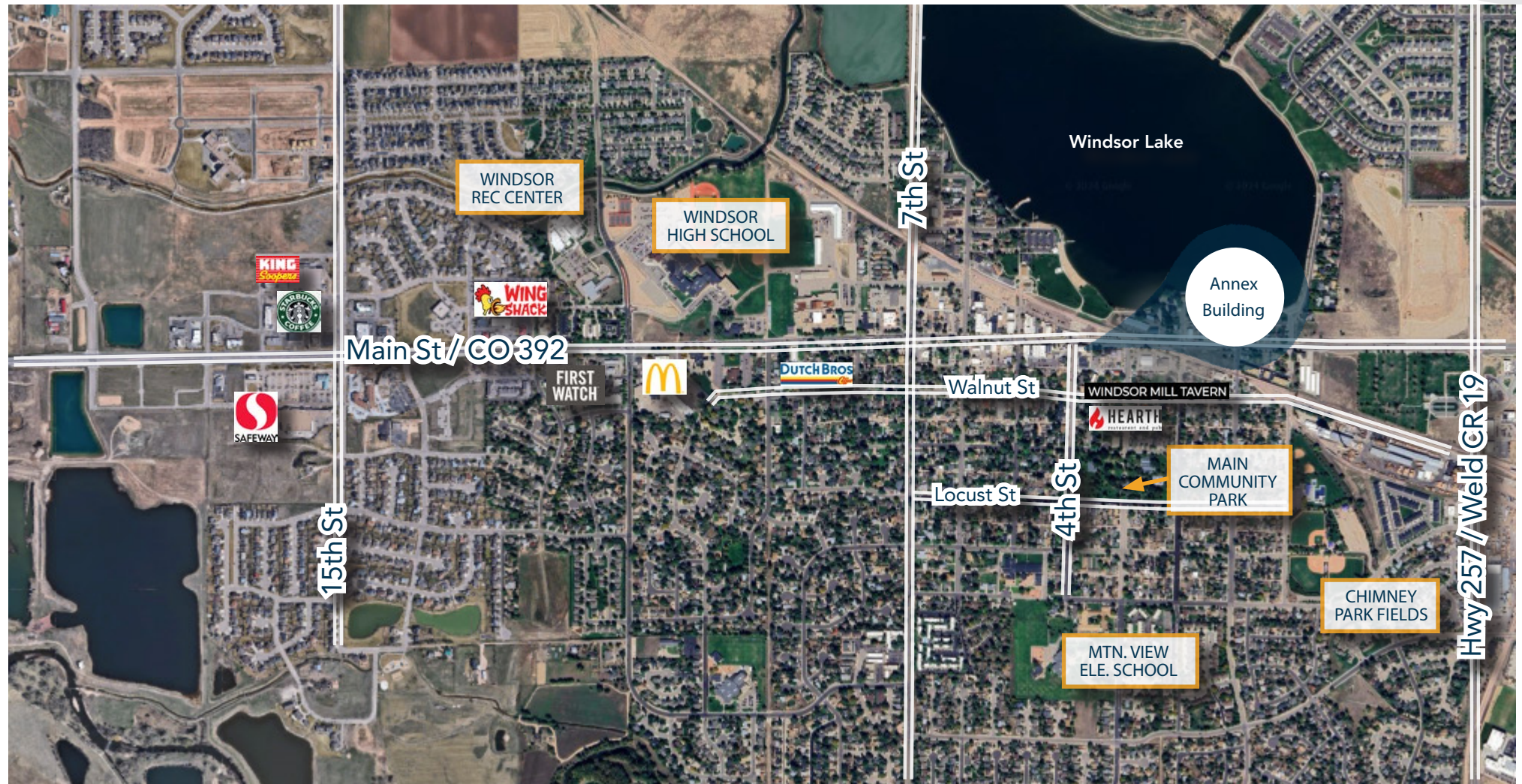
RETAIL SPACE - PHOTOS



RETAIL SPACE - FLOORPLAN



AREA MAP



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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.