

7640 WESTGATE DRIVE

Windsor, CO

FREESTANDING SCHOOL/OFFICE BUILDING



FOR SALE OR LEASE

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PROPERTY OVERVIEW

FREESTANDING SCHOOL/OFFICE BUILDING

SALE
Call Broker

SF
\$22.49/RSF
(Tenant to self-maintain, self insure and pay property taxes direct to the County)

BUILDING STORIES
Two with basement

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

YEAR BUILT
1999

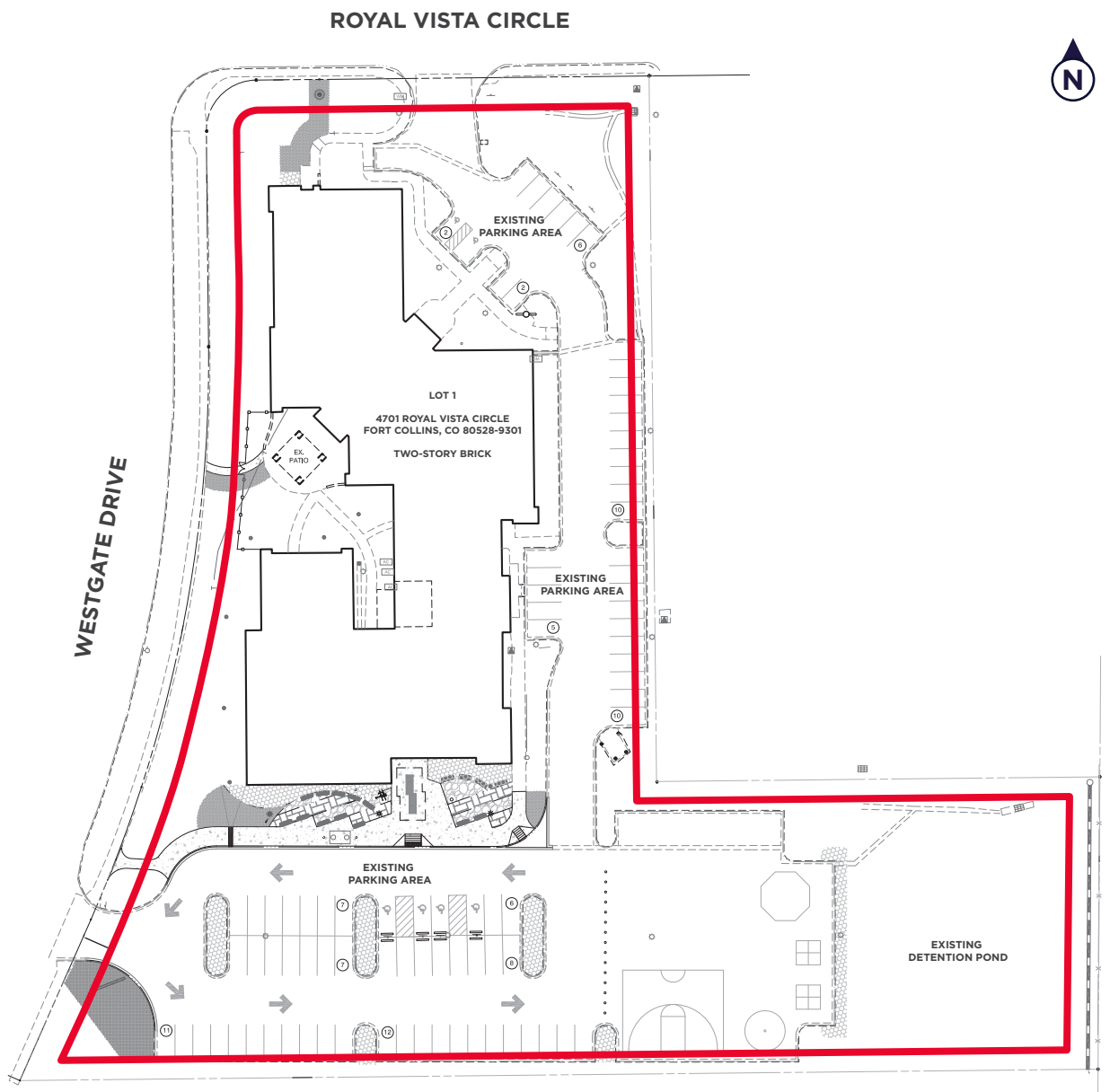
PARCEL SIZE
3.49 AC

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.



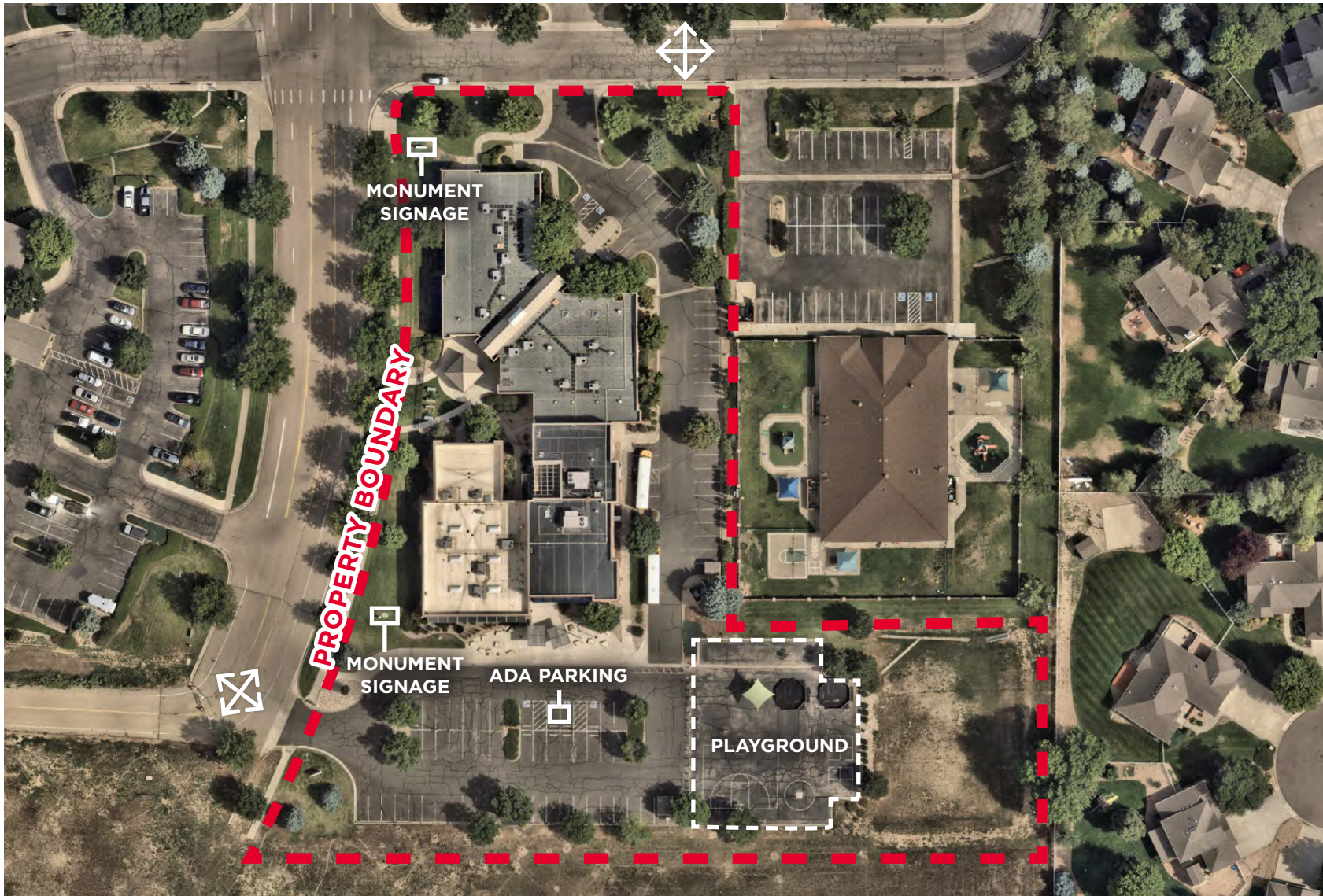


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BUILDING ATTRIBUTES

FREESTANDING SCHOOL/OFFICE BUILDING





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PROPERTY PHOTOS **FREESTANDING SCHOOL/OFFICE BUILDING**

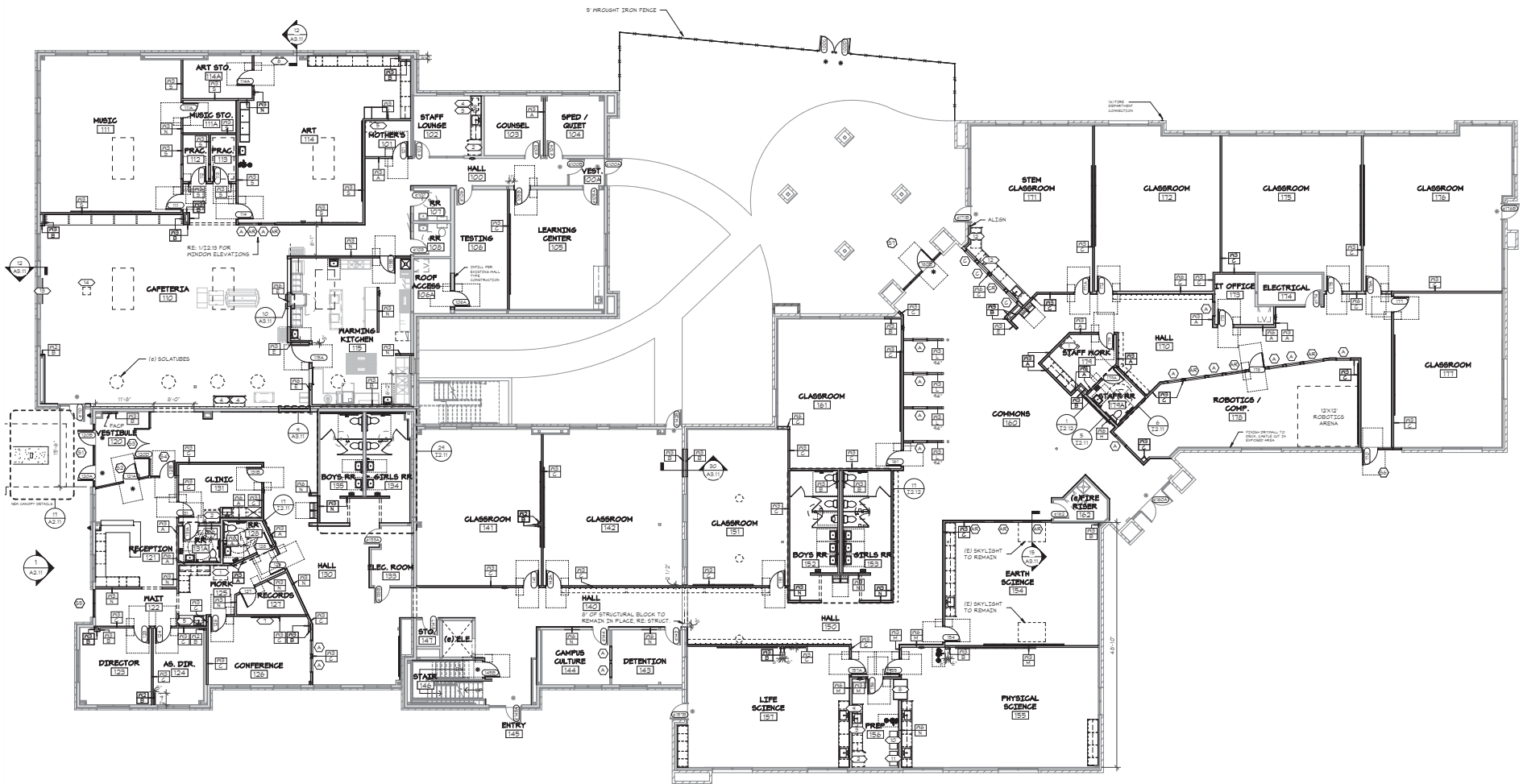


FLOOR PLAN

FREESTANDING SCHOOL/OFFICE BUILDING

FIRST FLOOR

28,032 SF



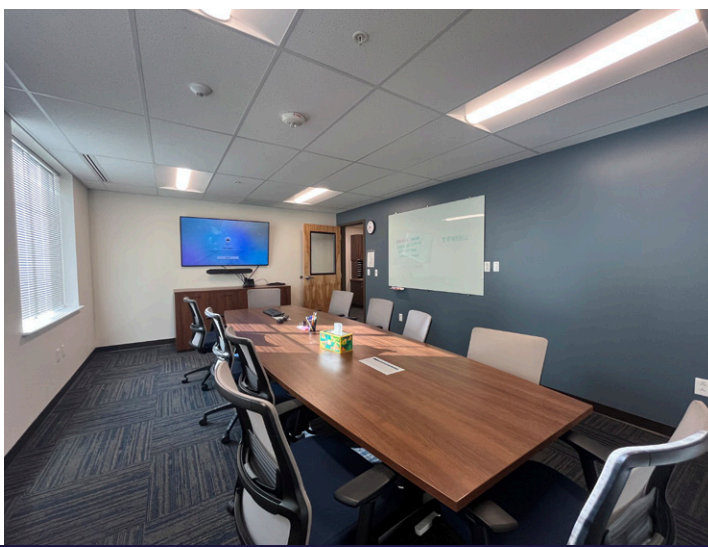


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FIRST FLOOR

FREESTANDING SCHOOL/OFFICE BUILDING

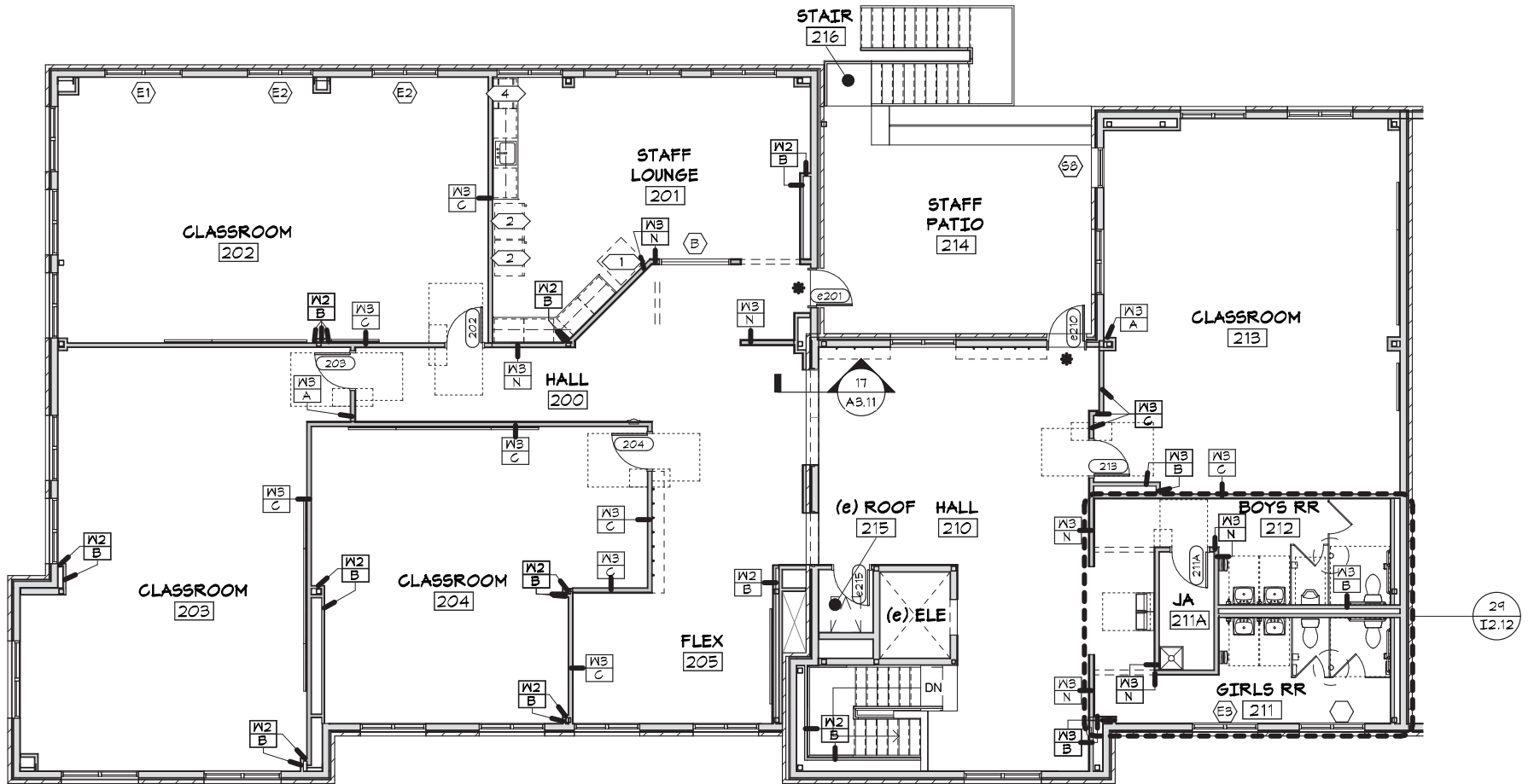


FLOOR PLAN

FREESTANDING SCHOOL/OFFICE BUILDING

SECOND FLOOR

6,136 SF





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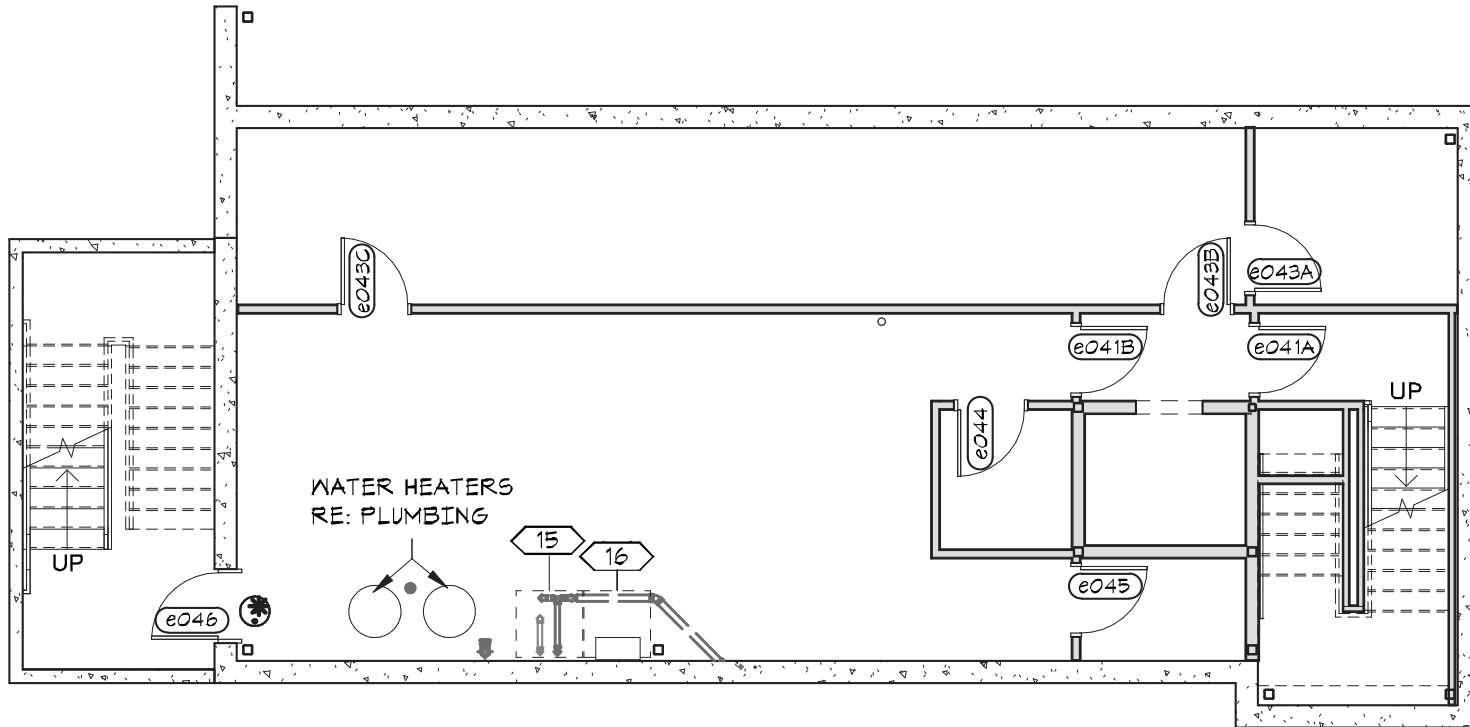
SECOND FLOOR **FREESTANDING SCHOOL/OFFICE BUILDING**



FLOOR PLAN

FREESTANDING SCHOOL/OFFICE BUILDING

BASEMENT
1,504 SF



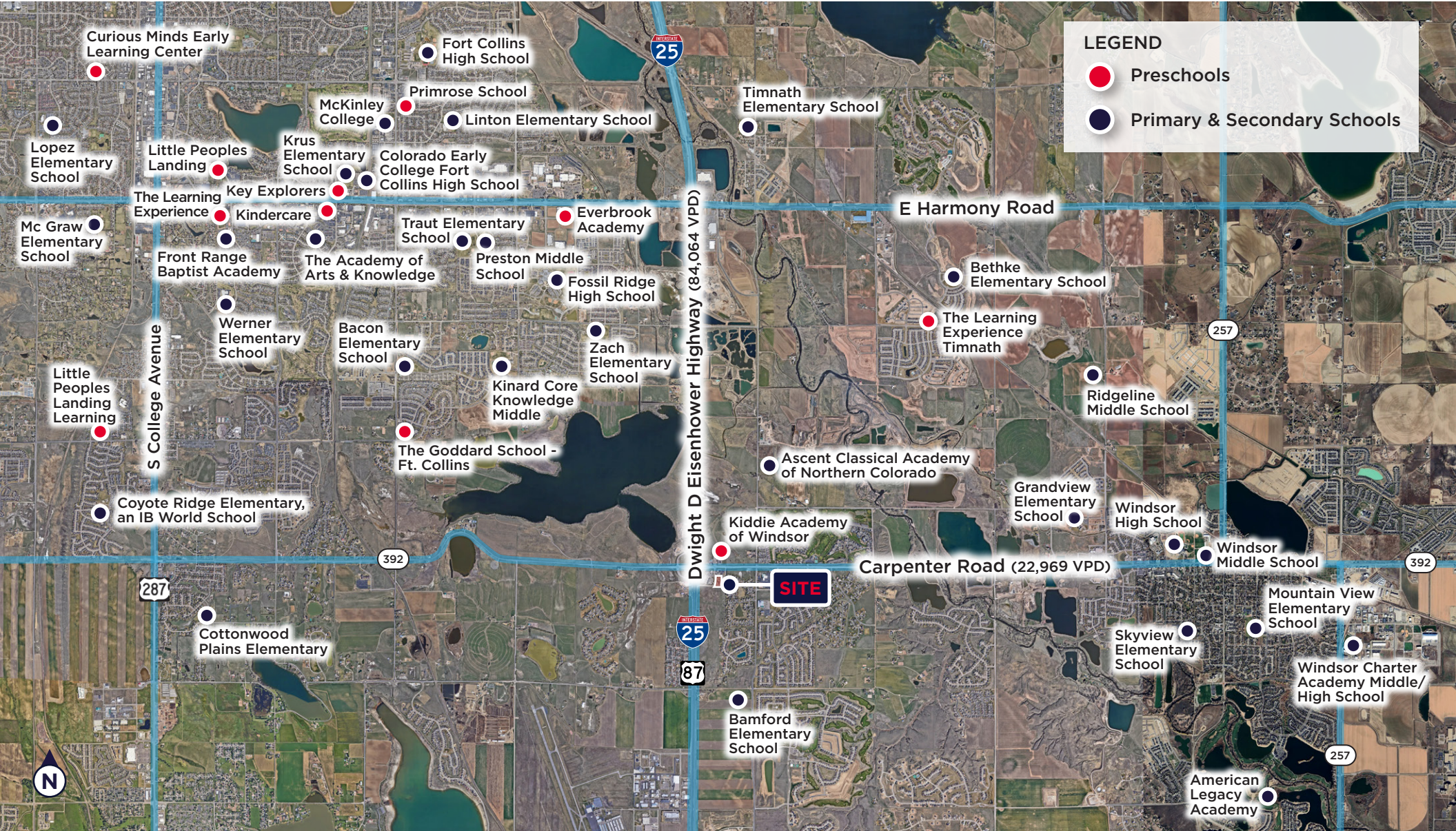


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NEARBY SCHOOLS & DAYCARES

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.