

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 Highway 257 and Crossroads Boulevard, 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.

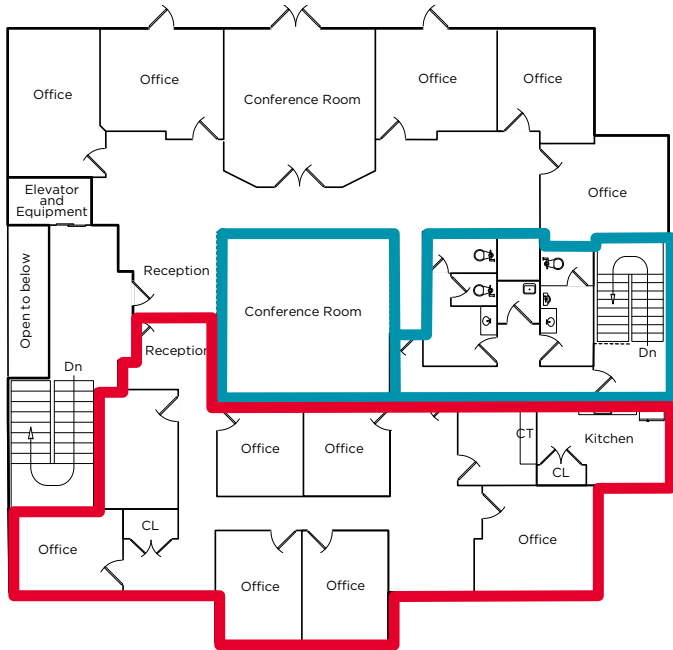
AVAILABLE UNITS

Unit 202 | 2,377 RSF | \$20.00 - \$22.00/SF NNN
Lower Level | 3,310 RSF | \$14.00/SF NNN
Estimated NNN \$12.85/SF



// FLOOR PLAN

UNIT 202



 Upper Level Common Area
 Upper Level Unit 202



LOCATED AT
HWY 392 EXIT
ALONG I-25



THREE MONUMENT SIGNS



38 PARKING SPACES



1.5" WATER LINE
& 4" SANITARY
SEWER

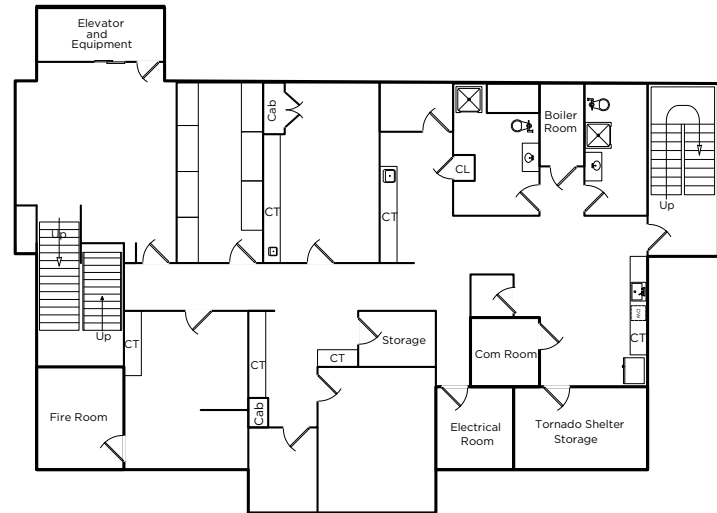


NEW BRICK
CONSTRUCTION



3-PHASE,
608 AMPS

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

Walmart

COSTCO

TIMNATH

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

VEHICLES PER DAY	
Hwy 392	23,000 VPD
I-25	84,000 VPD

ACADIA AT RAINDANCE
44 HOMES

LAKES AT CENTERRA
791 HOMES

BOYD LAKE

34

LOVELAND

TARGET

HIGHLAND MEADOWS
725 HOMES

SCHEELS

KINSTON CENTERRA
2,800 HOMES

257

REVERE AT JOHNSTOWN
38 HOMES

LEDGE ROCK CENTER
MIXED-USE DEVELOPMENT

JOHNSTOWN

BUC-BEE'S

MURDOCH'S
WOODS

60

GREELEY

85

34

CONTACT INFO

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