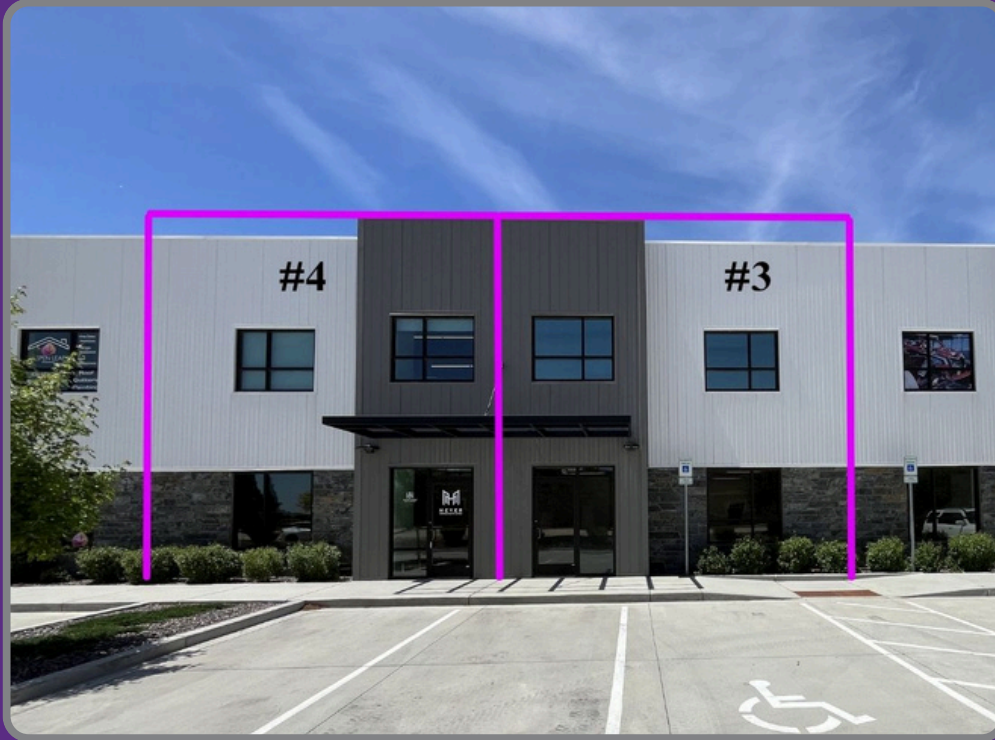


9235 EASTMAN
PARK DR
WINDSOR, CO

FOR LEASE



NEW CONSTRUCTION FLEX SPACE | BUILT 2022

Units 3: 2,155 SF Base Rate: \$16.00 / SF NNN: \$6.50 / SF
Total Rent: \$4040/Monthly

Units 4: 2,155 SF Base Rate: \$17.00 / SF NNN: \$6.50 / SF
Total Rent: \$4220/Monthly



Collective NoCo Properties

Marc Agnew

970 - 518 - 7802

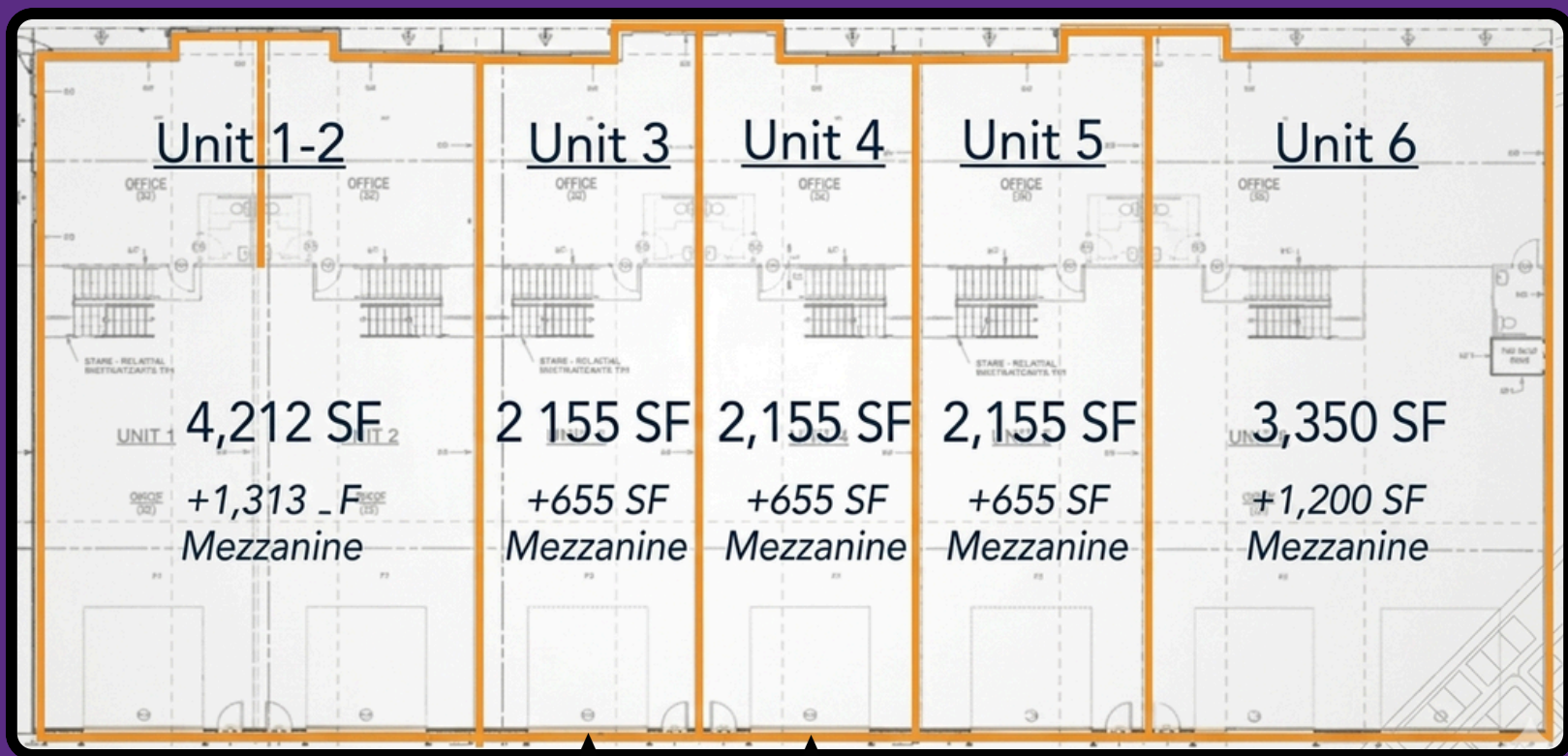
CollectiveNoCoProperties.com



Information contained herein is not guaranteed. Potential purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

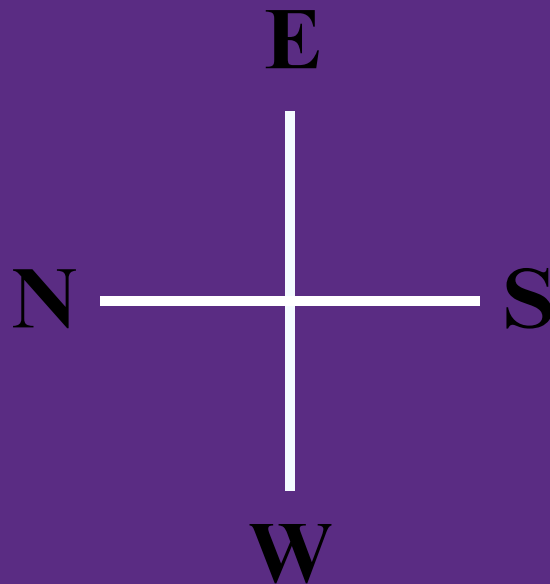
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BUILDING LAYOUT



Available!

Mezzanine SqFt Free!!



PROPERTY SPECIFICATIONS

- **Modern Workspace:** Insulated steel-stud walls, Level 4 drywall finish and grid ceilings.
- **Functional Design:** 20' clear height, (1) 14' overhead Garage Door, and 5" concrete floors including the FREE mezzanine.
- **Full Utilities:** 3-phase power, full AC/HVAC, tankless hot water, and fire sprinklers
- **Turnkey Amenities:** Finished bathrooms and shop-to-office man doors.
- **Parking:** Double parking is allowed in rear trailer spots and behind the doors. Front customer parking is first-come, first-served.
- **Unit 3:** Currently available at a reduced rate as the front entrance remains unfinished.
- **Unit 4:** Move-in ready with a fully finished front entrance.



EXTERIOR PHOTOS

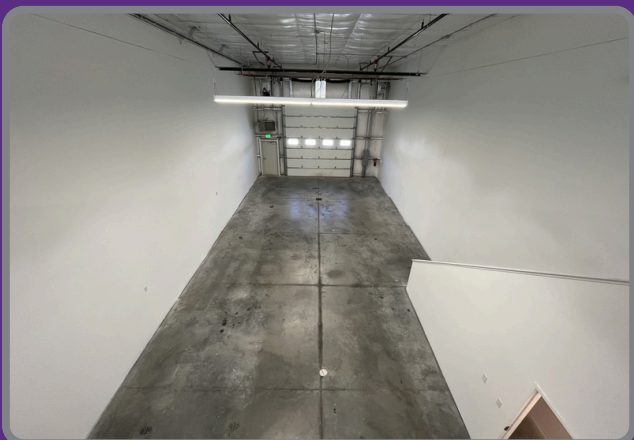
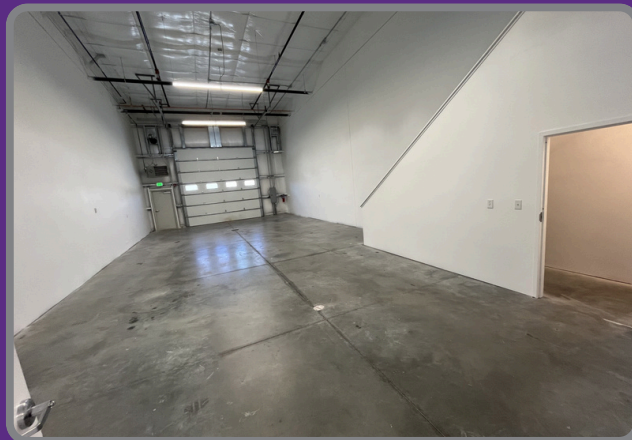


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— NOCO PROPERTIES —

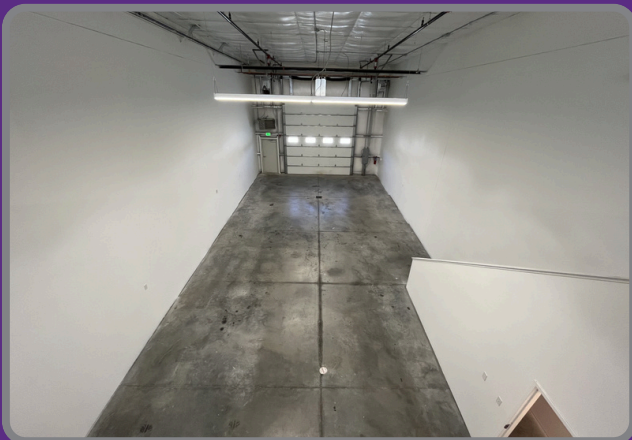
INTERIOR PHOTOS UNIT #3



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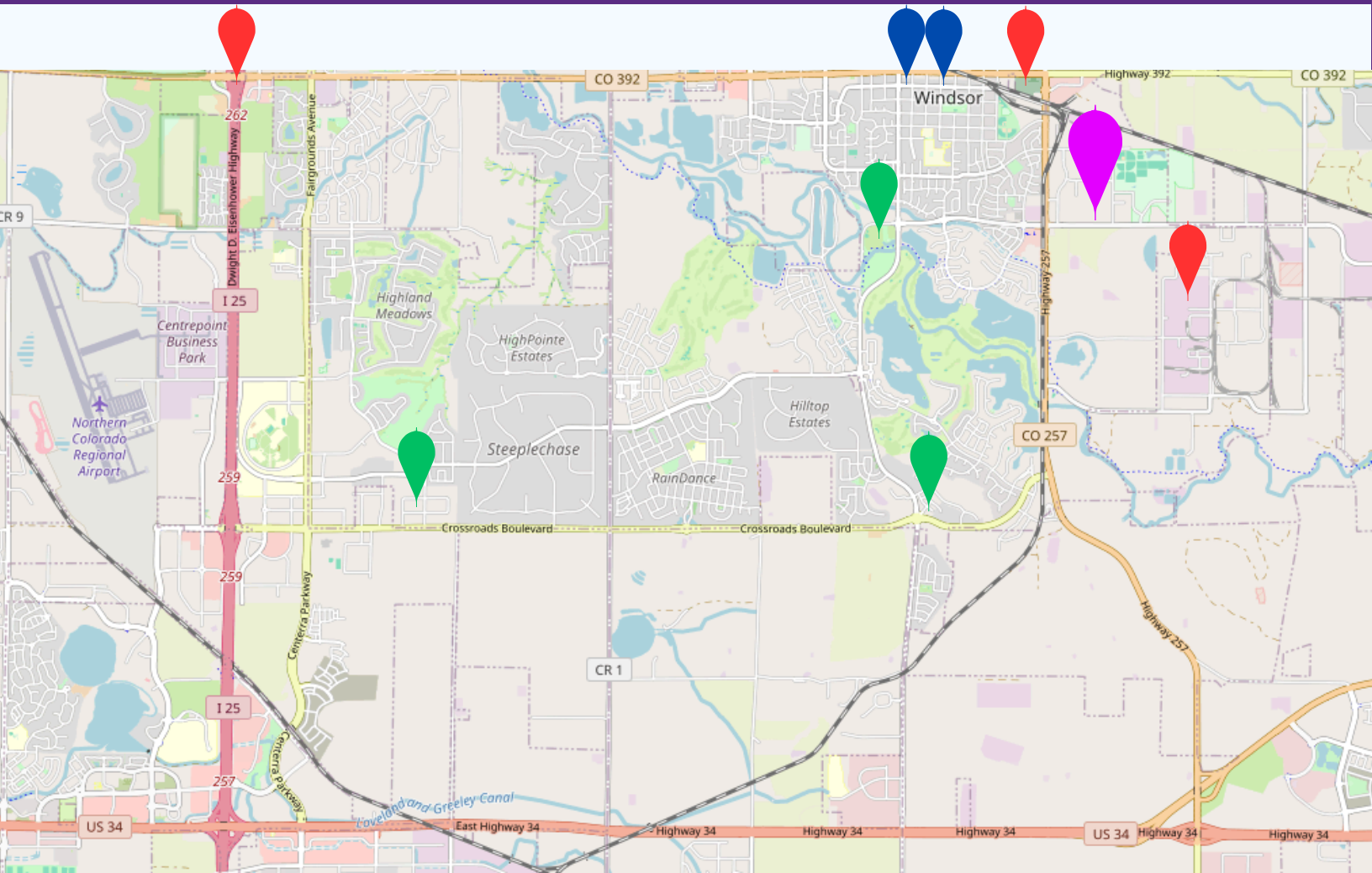
INTERIOR PHOTOS UNIT #4



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MAP LOCATION



9235 Eastman Park Dr



GlobalAI Data Center, King Soopers Expansion, and I-25.



Eastman Park, Ziggi's Coffee, and Mash Lab Brewing & Kitchen.



The Chamber of Commerce and the Post Office.



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