

541 East Garden Drive, Unit O

WINDSOR, COLORADO 80550



±4,220 SF Flex / Office Condominium | For Sale | \$700,000

CBRE

The Offering

541 East Garden Drive, Unit O is a ±4,220 SF flex and office condominium in Windsor Tech Business Park in Windsor, Colorado. Built in 1999, the property features a two-story layout with a mix of private offices, conference space, open work areas, a kitchenette, and restroom facilities.

Its flexible design accommodates office, service, and light industrial users. Convenient access to Highway 257, Eastman Park Drive, and the broader Northern Colorado market enhances the property's appeal to owner-users and investors seeking a well-located commercial asset.

The property also benefits from a limited supply of comparable small flex and office product within the Windsor submarket, creating an opportunity for owner-users in one of Northern Colorado's fastest-growing communities. The combination of functionality, accessibility, and constrained inventory supports the asset's long-term market appeal.





Property Highlights



Offered at
\$700,000



±4,220 SF Two-Story
Flex and Office Space



Strong Owner-User
Appeal, and A Candidate
for SBA Financing



Convenient Access
to Highway 257 and
Eastman Park Drive



Existing Build-Out
Includes Private Offices,
Conference Space, Open
Work Areas, A Kitchenette,
and Restrooms



Zoned I-L, Light Industrial,
Supporting a Broad Range
of Office, Service, and
Light Industrial Uses

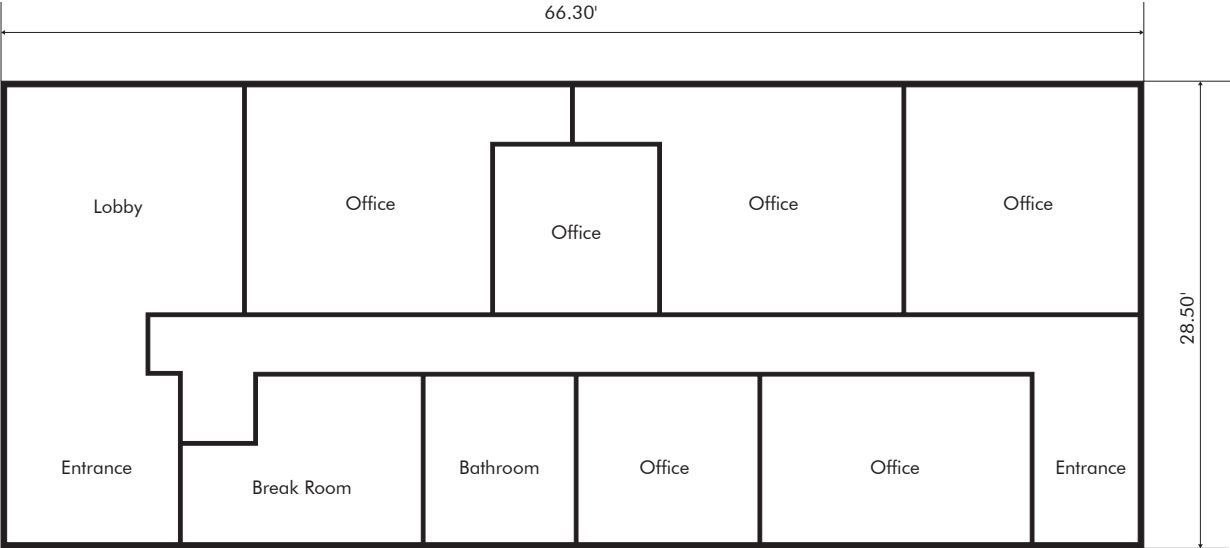
Property Description



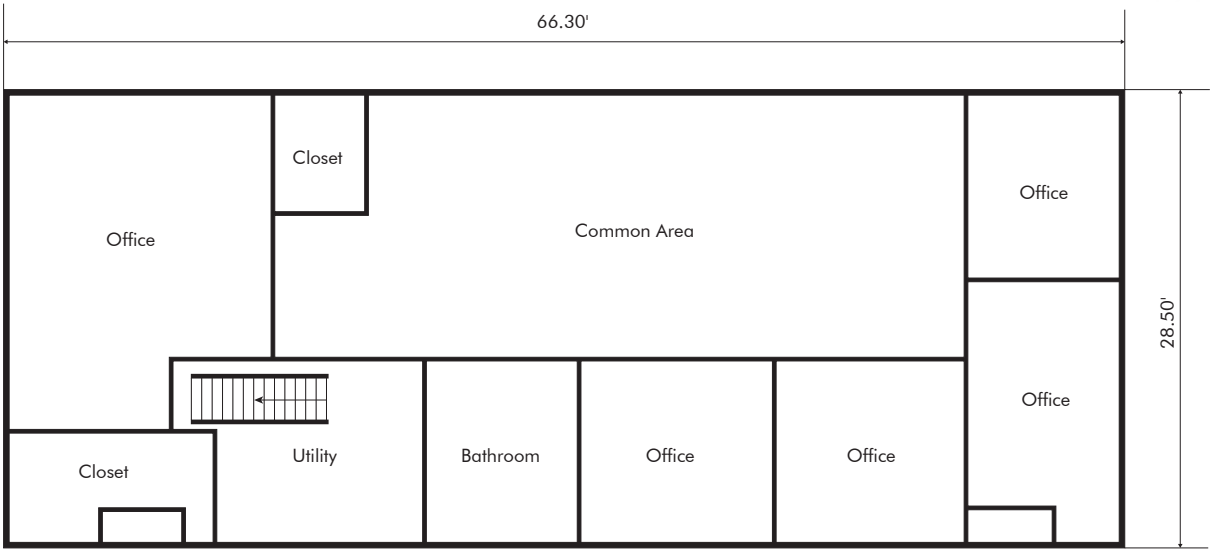
Address	541 East Garden Drive, Unit O, Windsor, CO 80550
Market / Submarket	Northern Colorado / Windsor
Square Footage	±4,220 SF
Lot Size	Condominium Unit. No Separate Parcel.
Year Built	1999
Zoning	I-L, Light Industrial (Town of Windsor)
Parcel / Legal	WIN WTBC2 UNIT O, Windsor Tech Business Condo, Weld County.
Taxes (2025)	\$12,454.75
HOA Dues	\$2,400 Per Year
Parking	Common Parking



Floor Plans



First Floor Plan

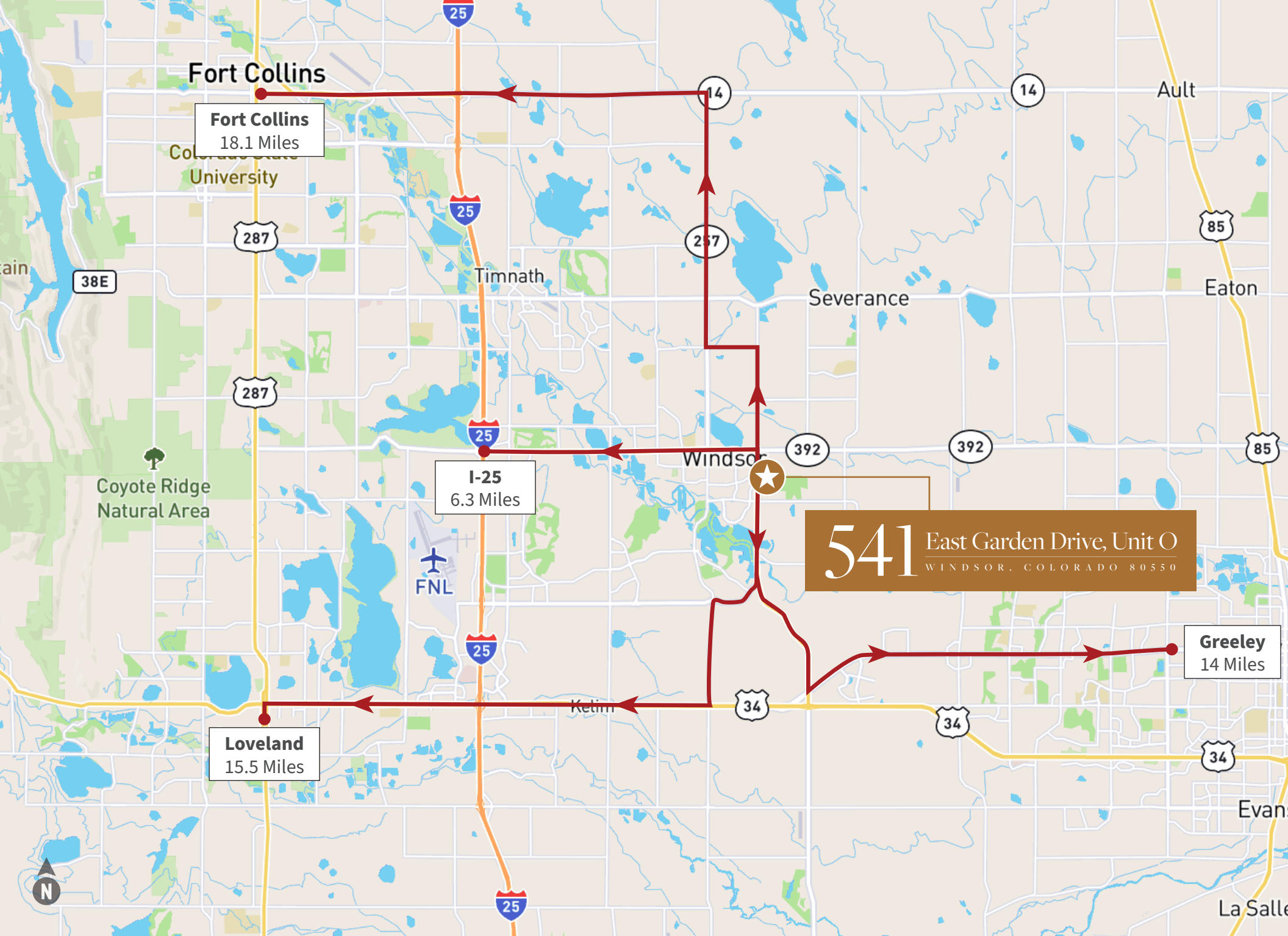


Second Floor Plan

Location Overview

Windsor has ranked among Colorado's fastest-growing municipalities for more than a decade. The town draws from both the Larimer and Weld labor sheds and offers direct access to Highway 34 and Highway 392, along with frontage to the Great Western Industrial Park corridor. Residential growth has outpaced commercial development, and the resulting gap continues to support demand for small-format flex and office space across the region.







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