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 I-25 and Highway 392, 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.

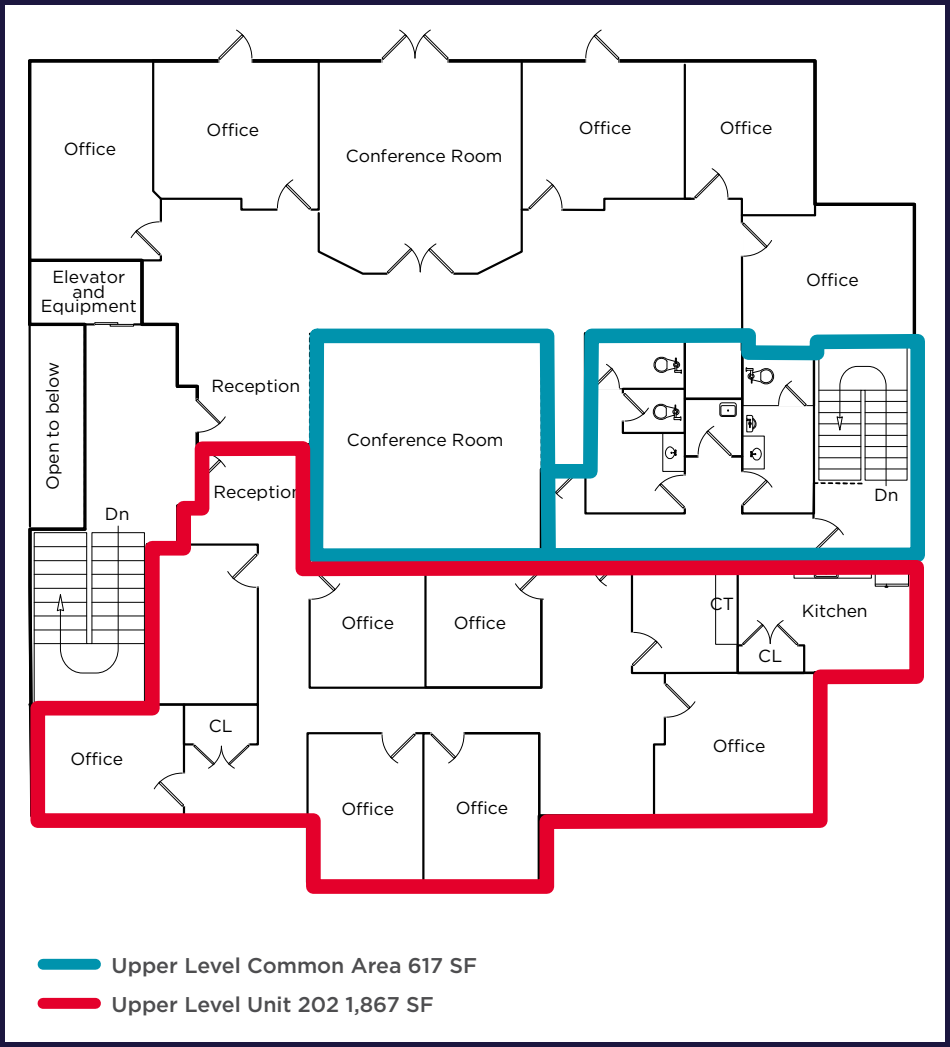
AVAILABLE UNITS

Unit 202 | 2,431 SF | $20.00 - $22.00/SF NNN
Lower Level | 2,484 SF | $5,000/Month Gross
Estimated NNN $12.85/SF

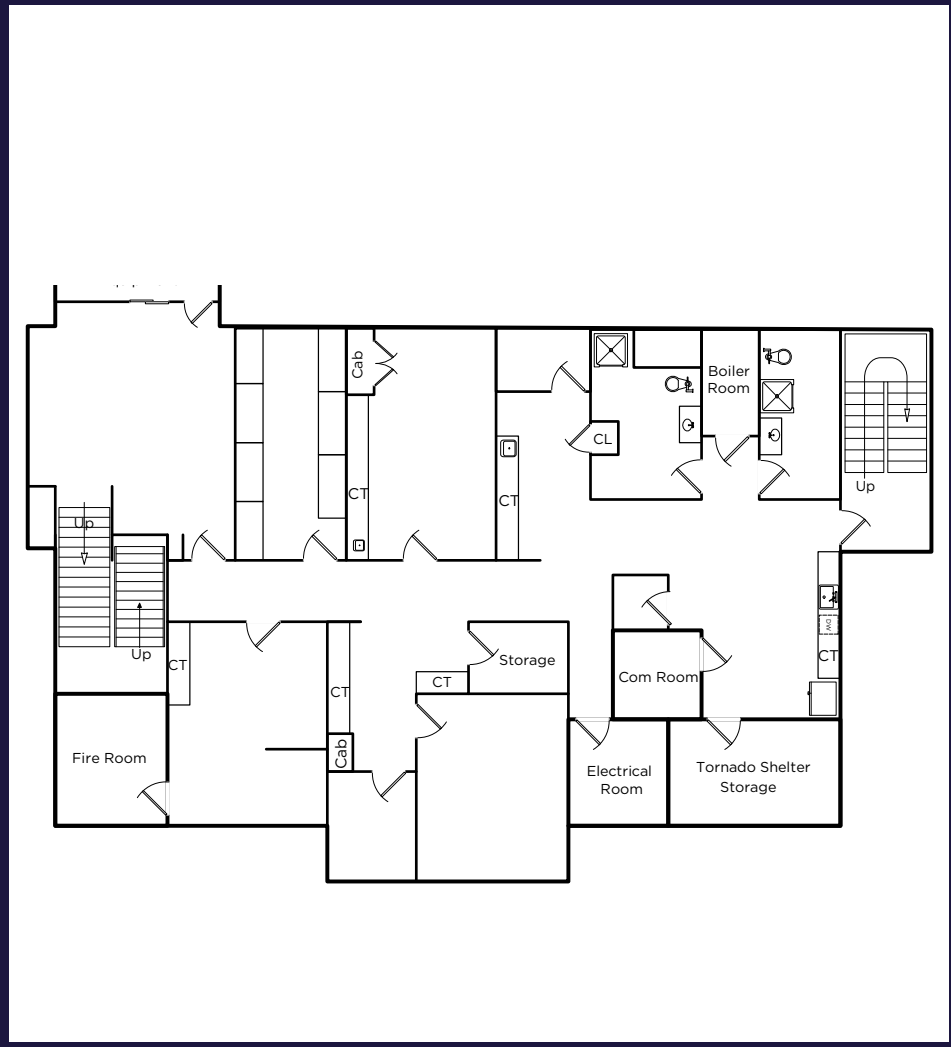
CUSHMAN & WAKEFIELD

// FLOOR PLAN

UNIT 202



LOWER LEVEL



// GALLERY | UNIT 202


Entry



Reception


Office


Office


Hallway


Office


Kitchen/Break Room

// **4650 ROYAL VISTA CIRCLE**
Windsor, CO 80528

// GALLERY | LOWER LEVEL


Open Area


Open Area


Breakroom/Office


Kitchen/Break Room



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Total Population	3,341	30,782	102,640
2030 Total Population	3,575	33,497	112,042
2025 Households	1,203	10,828	39,434
2025 Avg. HH Income	$204,384	$192,791	$155,526

VEHICLES PER DAY

Hwy. 392	23,000 VPD
I-25	84,000 VPD

CONTACT INFO

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