

# 2020 S College Ave Suite A2

Fort Collins, CO 80525

Move-in ready retail space on College Avenue.

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SPACE AVAILABLE

1,003 SF

LEASE RATE

\$20.00/SF NNN

NNN ESTIMATE

\$9.54/SF

GROSS MONTHLY RENT

\$2469.05

# PROPERTY OVERVIEW

2020 S College Ave, Suite A2  
Fort Collins, CO 80525



## PROPERTY DETAILS

|               |                                         |
|---------------|-----------------------------------------|
| SUITE         | A2                                      |
| PROPERTY TYPE | Retail                                  |
| FORMAT        | Multi-tenant center                     |
| OCCUPANCY     | Vacant                                  |
| PARKING       | Shared parking lot                      |
| SIGNAGE       | Monument and building signage available |
| ZONING        | CG — General Commercial District        |

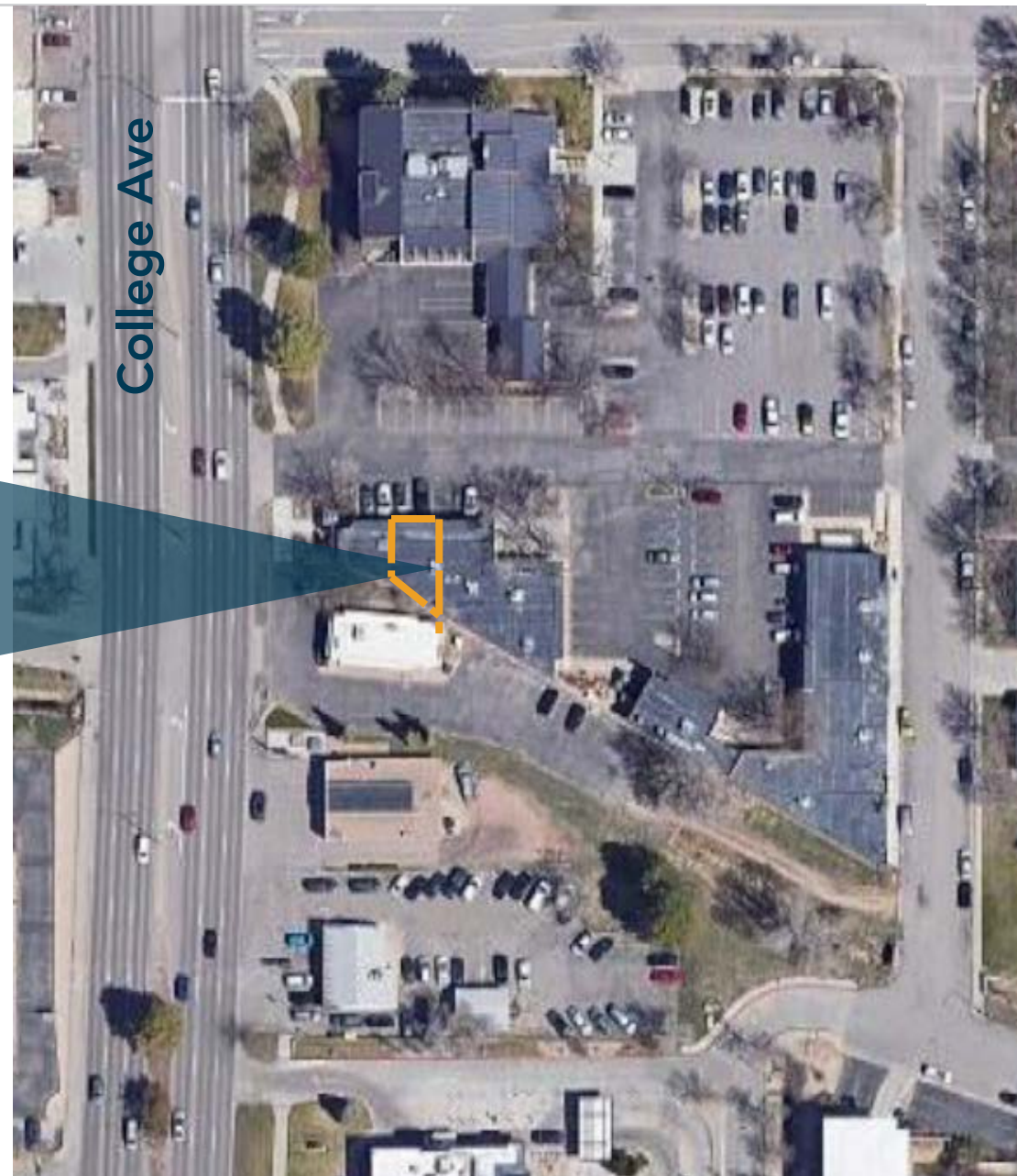


## NNN BREAKDOWN

|                            |                  |
|----------------------------|------------------|
| Taxes & Insurance          | \$6.44/SF        |
| Maintenance & Grounds Care | \$1.15/SF        |
| CAM Utilities              | \$1.01/SF        |
| Management Fees            | \$0.93/SF        |
| <b>Total NNN</b>           | <b>\$9.54/SF</b> |

# FLOOR PLAN

[View on Google Maps ↗](#)



# 2020 S College Ave, Suite A2

FORT COLLINS, COLORADO

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