

2616 West Colorado Avenue Old Colorado Square

Project Size

16,561± square feet

Available Space

473 - 815 sf

Retail Rate NNN

\$11.00 - \$13.00/sf

2009 Expenses

\$4.11/sf + electric

Features

- Located in the middle of the Old Colorado City retail district.
- Anchored by Jake & Telly's Greek Restaurant.
- High traffic retail tourist destination.
- Easy access to Hwy 24 and I-25.



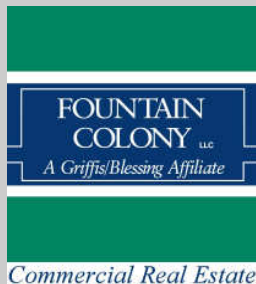
Located on West Colorado Avenue, Old Colorado Square is a high traffic retail destination, which is easily accessible and offers on-site parking for customers and clients.

The buildings are well maintained with a southwestern façade and newer parking lot. Users may have signage on Colorado Avenue as well as their storefront and door signs.

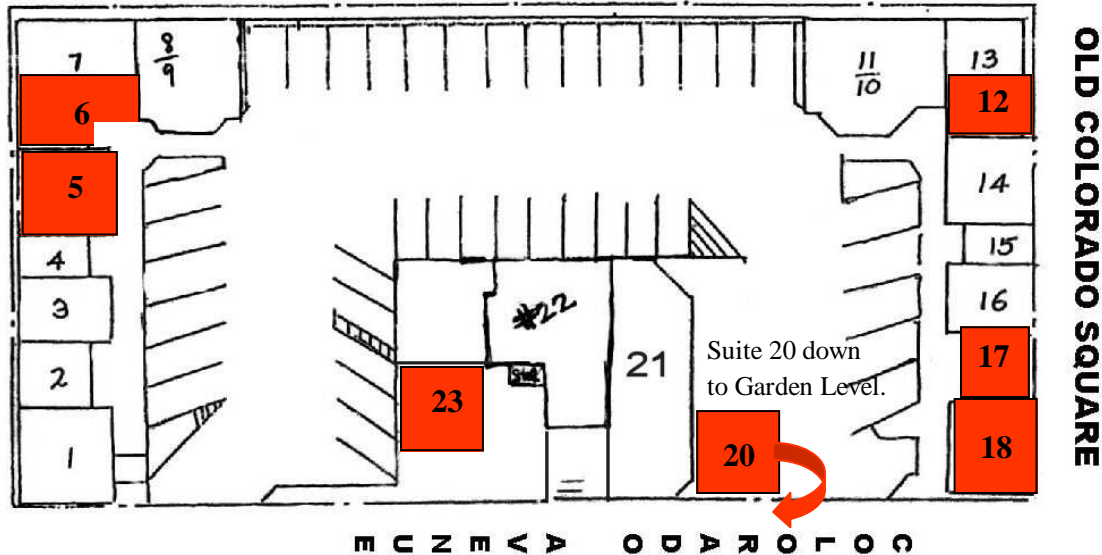
Represented By: **JULIE PHILLIPS 719.389.1234 julie@fountaincolony.com**

FOUNTAIN COLONY, LLC • 105 East Moreno Avenue, Second Floor • Colorado Springs, CO

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable. 031309



2616 West Colorado Avenue



Available Space

Suite	Size	Rate/sf NNN
5	484 sf	\$11/sf NNN
6	813 sf	\$ 8/sf NNN (office)
12	569 sf	\$13/sf NNN (beauty salon)
17	342 sf	\$13/sf NNN
18	473 sf	\$13/sf NNN
20	636 sf	\$ 5/sf NNN Garden Level (retail/office)
23	657 sf	\$13/sf NNN

2009 Estimated Expenses (NNN): \$4.11/sf

Year Built: 1952 - 1982 - 1996

Exterior: Southwestern style buildings with stucco finish and tile trim.

Interior Finish: Drop in 2x4 ceilings and carpeted floors.

Zoning: C-6, General Commercial Use, Colorado Springs, Colorado

Utilities: Separately metered electric to each suite.

Parking: Parking for employees and customers on-site.

A total of 37 spaces.

HVAC: Separate units for each suite



Suites 17 & 18 at the east end of the complex.

**FOUNTAIN
COLONY** LLC
A Griffis/Blessing Affiliate

Commercial Real Estate

719.389.1234

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