

Space Available:

1,061 SF – 3,046 SF*

*Minimum available space is usable square footage. See page 2-3 for more details.

Lease Rate:

\$26.50/SF – \$28.50/SF NNN

NNN Rate:

\$21.69/SF

RESTAURANT/RETAIL SPACE FRONTING COLLEGE AVENUE AVAILABLE FOR LEASE

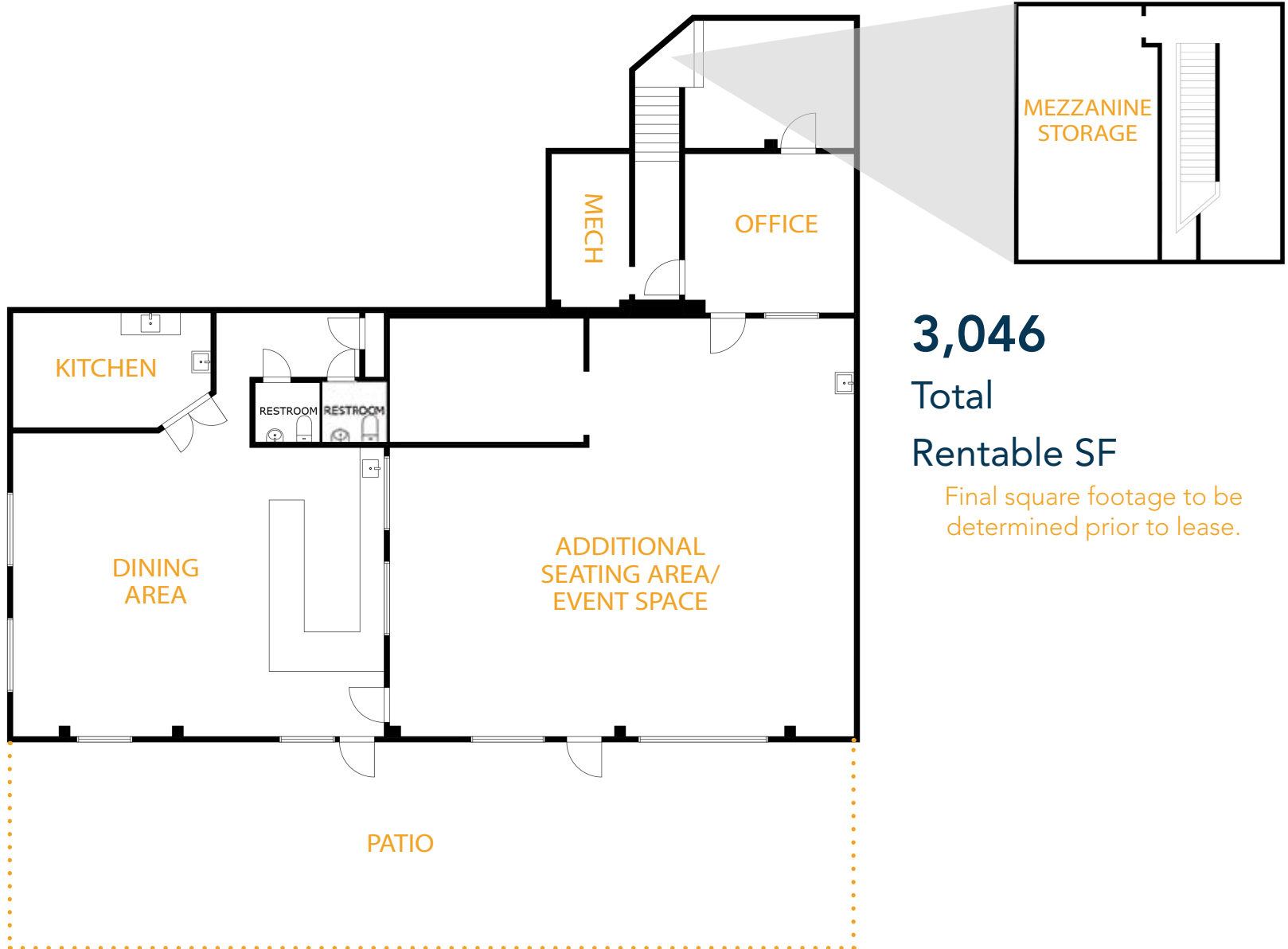
- Restaurant/retail space with dining area, bar, event space, kitchen, private restrooms, offices, multiple points of storage including mezzanine space, and a covered exterior patio in the heart of the Exchange
- Building signage facing College Avenue
- Access to grease trap
- Tenant pays electric and gas



244 N COLLEGE AVE
UNIT 105
FORT COLLINS, CO 80524

FLOOR PLAN

N COLLEGE AVE



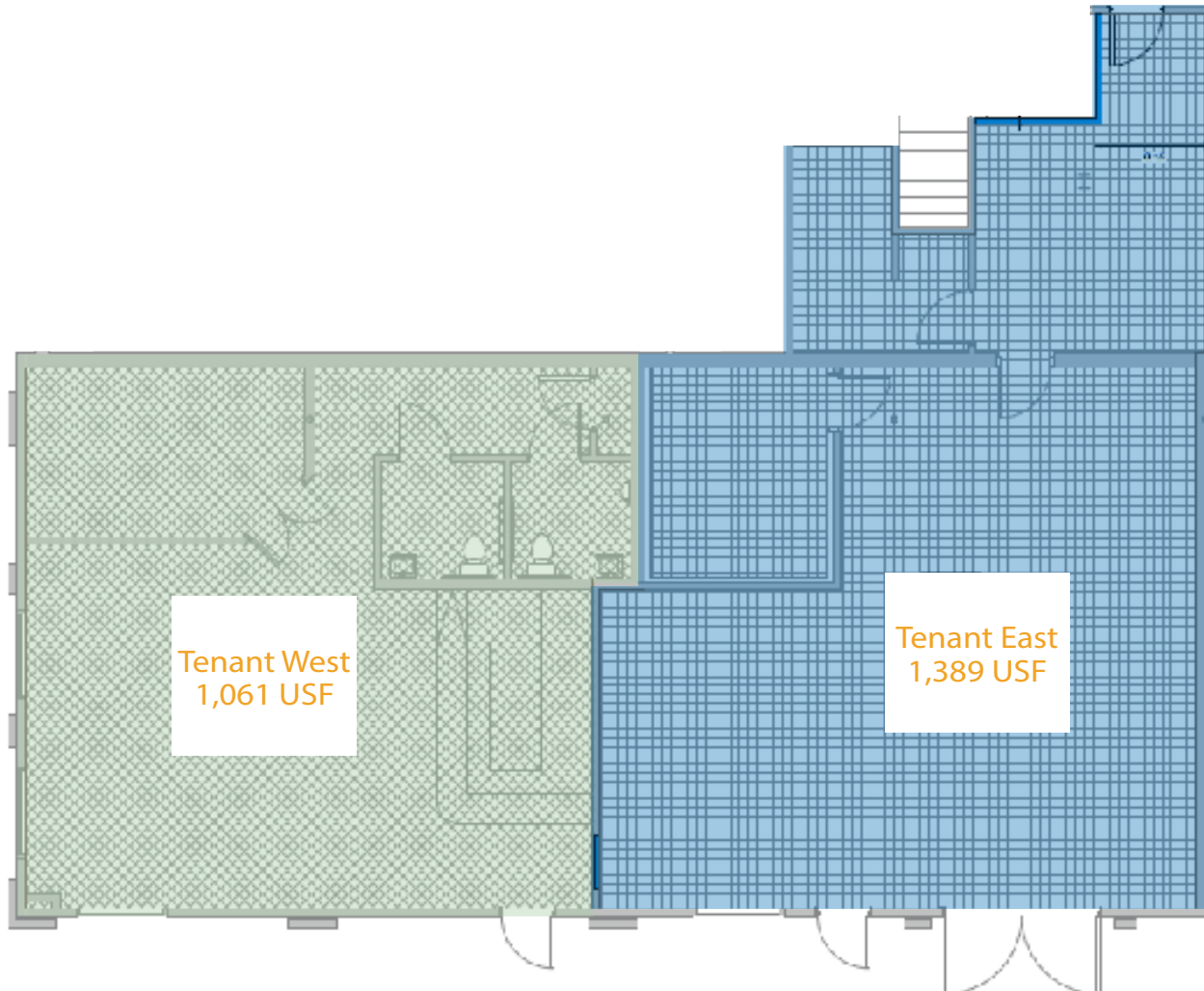
3,046

Total

Rentable SF

Final square footage to be determined prior to lease.

N COLLEGE AVE

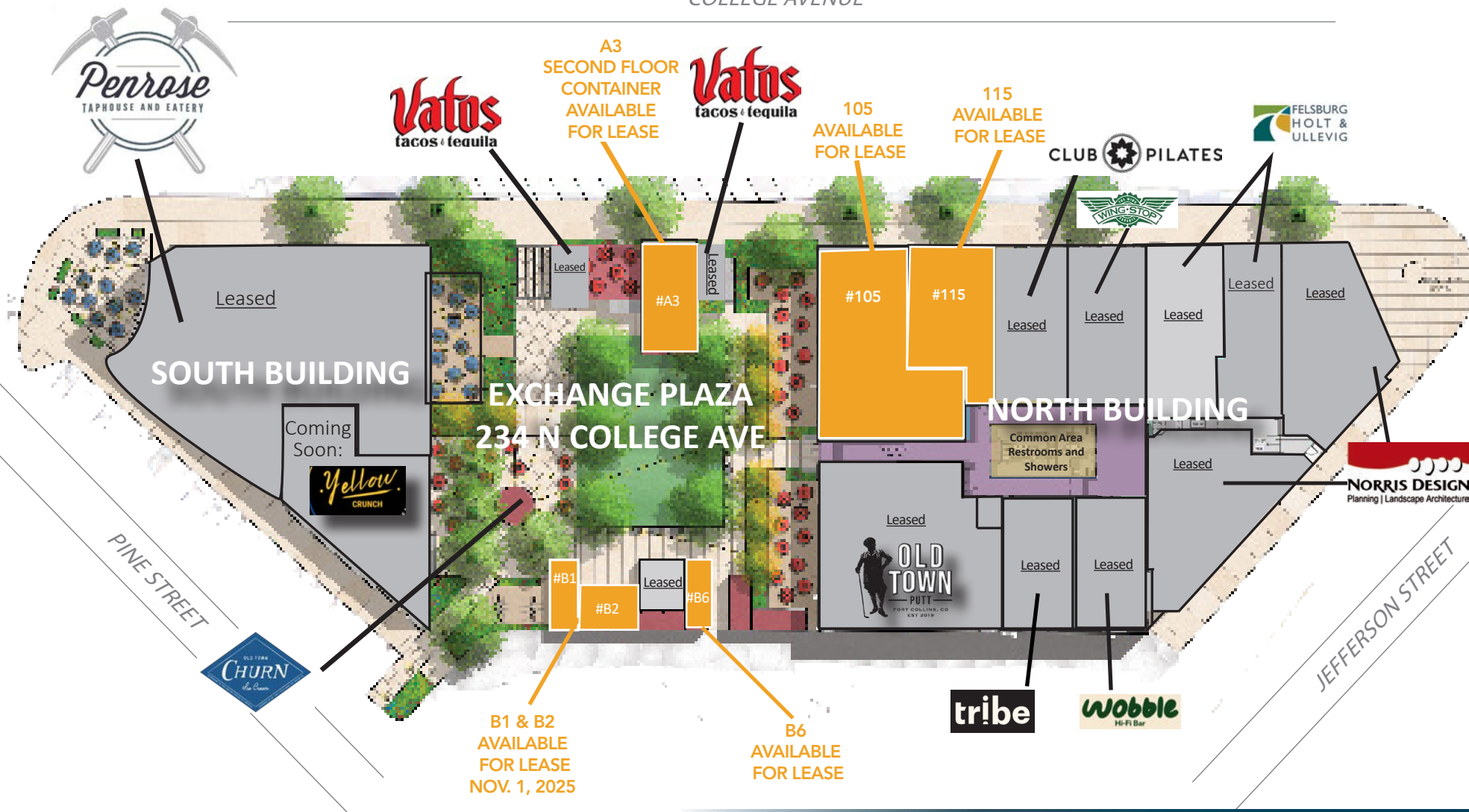


Square footages given are usable only.

Final square footage to be determined prior to lease.

PROPERTY PHOTOS





CONTACT: Nick Norton, CCIM • 970-213-3116 • nnorton@waypointRE.com

Jake Arnold • 970-294-5331 • jarnold@waypointRE.com

Josh Guernsey • 970-218-2331 • jguernsey@waypointRE.com



NICK NORTON, CCIM / JAKE ARNOLD / JOSH GUERNSEY

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

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AREA MAP



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Space Available:

1,336 SF

Lease Rate:

\$28.50/SF NNN

NNN Rate:

\$19.37/SF

RESTAURANT/RETAIL SPACE FRONTING COLLEGE AVENUE AVAILABLE FOR LEASE

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244 N COLLEGE AVE
UNIT 115
FORT COLLINS, CO 80524

UNIT 115 | FLOOR PLAN

N COLLEGE AVE

Main
Entrance

OPEN SPACE
1,336 SF

Sink

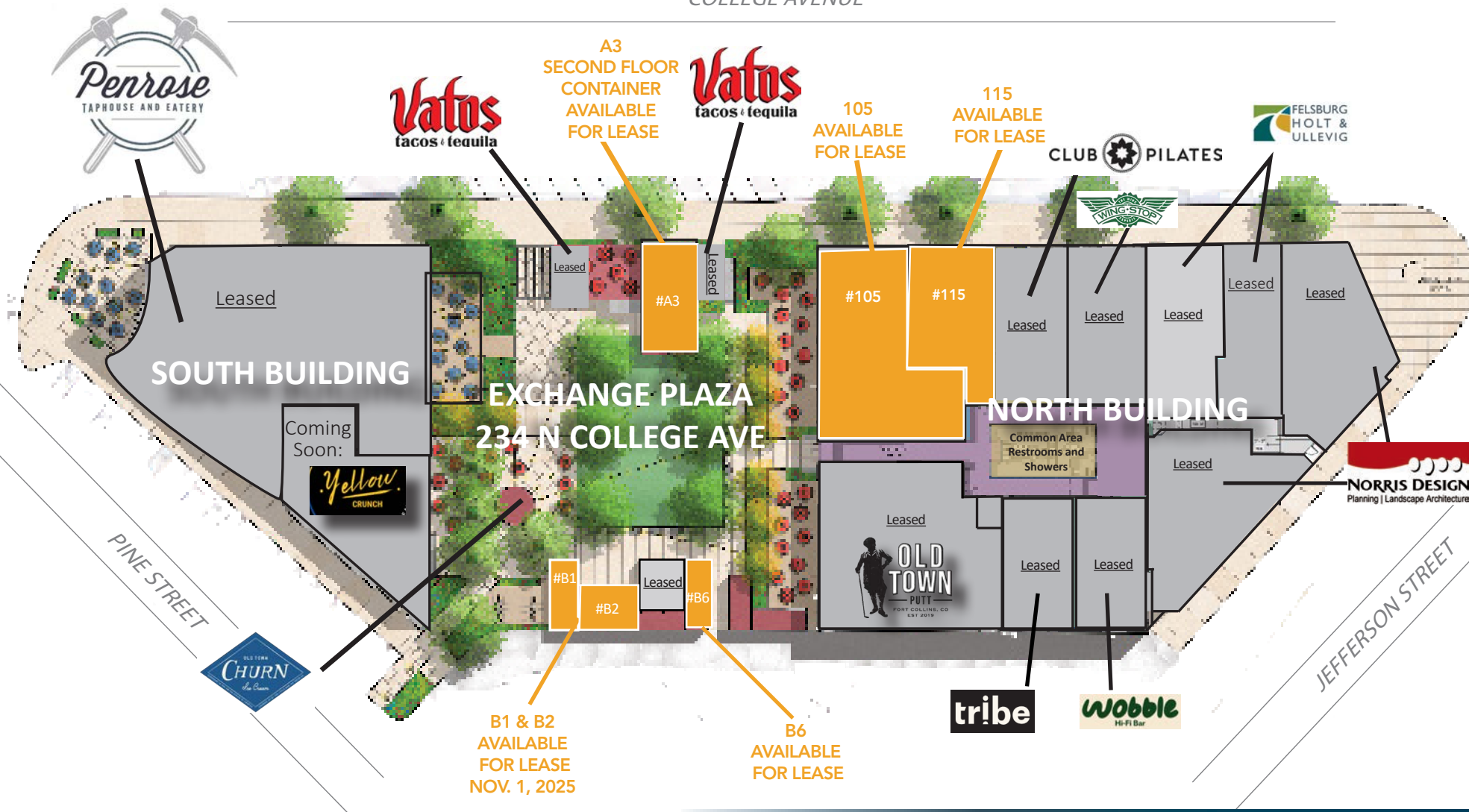
Exit



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UNIT 115 | PROPERTY PHOTOS





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Suite A3: 640 SF

Available: Now

Lease Rate: \$1,500.00/mo.

CAM Expenses: \$3453.00/mo.

Total: \$4953.00/mo.

Suites B1-B2: 626 RSF

Available: 11/1/25

Lease Rate: \$2,163/mo.

CAM Expenses: \$1,750.30/mo.

Total: \$3,913.30/mo.

Suite B6: 213 SF

Available: Now

Lease Rate: \$979.00/mo.

CAM Expenses: \$593.11/mo.

Total: \$1,572.11/mo.

234 N COLLEGE AVE
SUITES A3, B1, B2, B6
FORT COLLINS, CO 80524

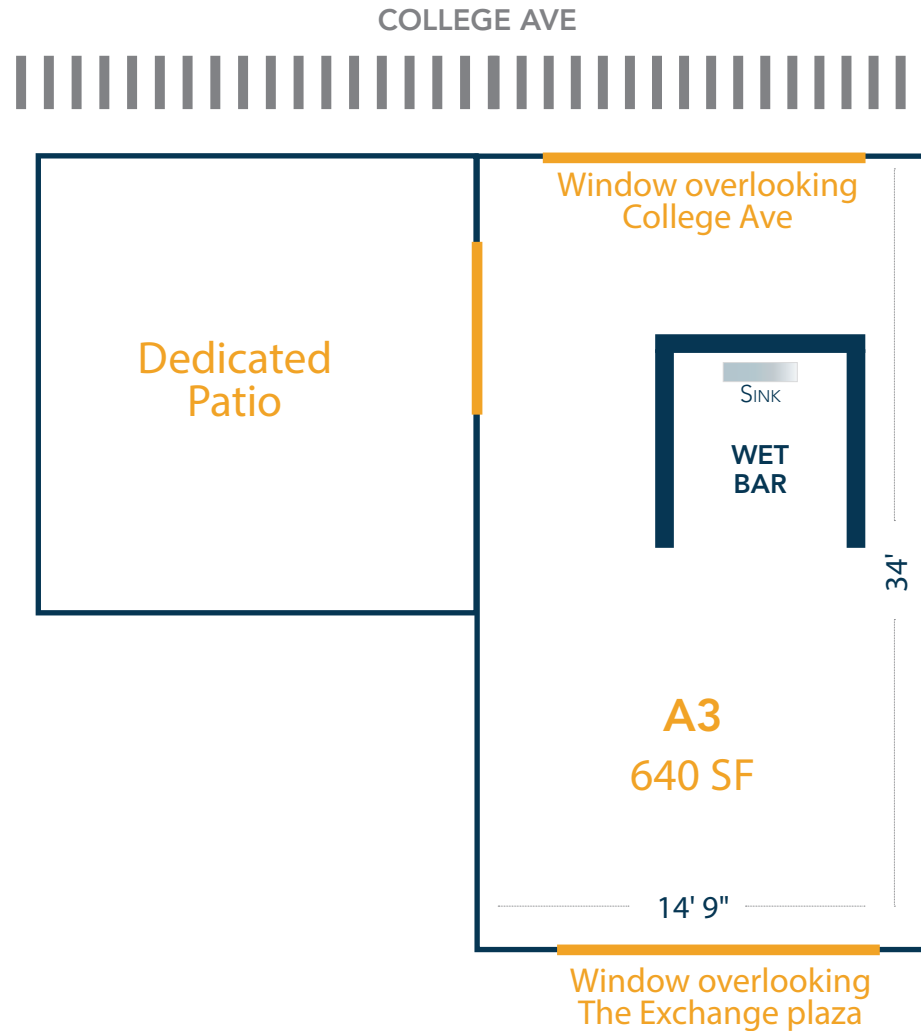
CONTAINERS AT
THE EXCHANGE

PRIME RETAIL SPOTS IN OLD TOWN ALONG COLLEGE AVE FOR LEASE

- The Exchange is uniquely Fort Collins and a major addition to the vibrancy and character of Old Town. A destination for great food, entertainment, mercantile and creative outdoor areas, The Exchange creates the perfect fusion of family-friendly leisure and liveliness.
- Suite A3 is on the second level and has a dedicated patio.
- Suites B1-B2 are on the ground level and include a dedicated patio, an indoor ordering area, indoor seating, and a kitchen.
- Suite B6 is on the second level and includes a shared patio. Usable SF: 160. Tenant pays electric separately.







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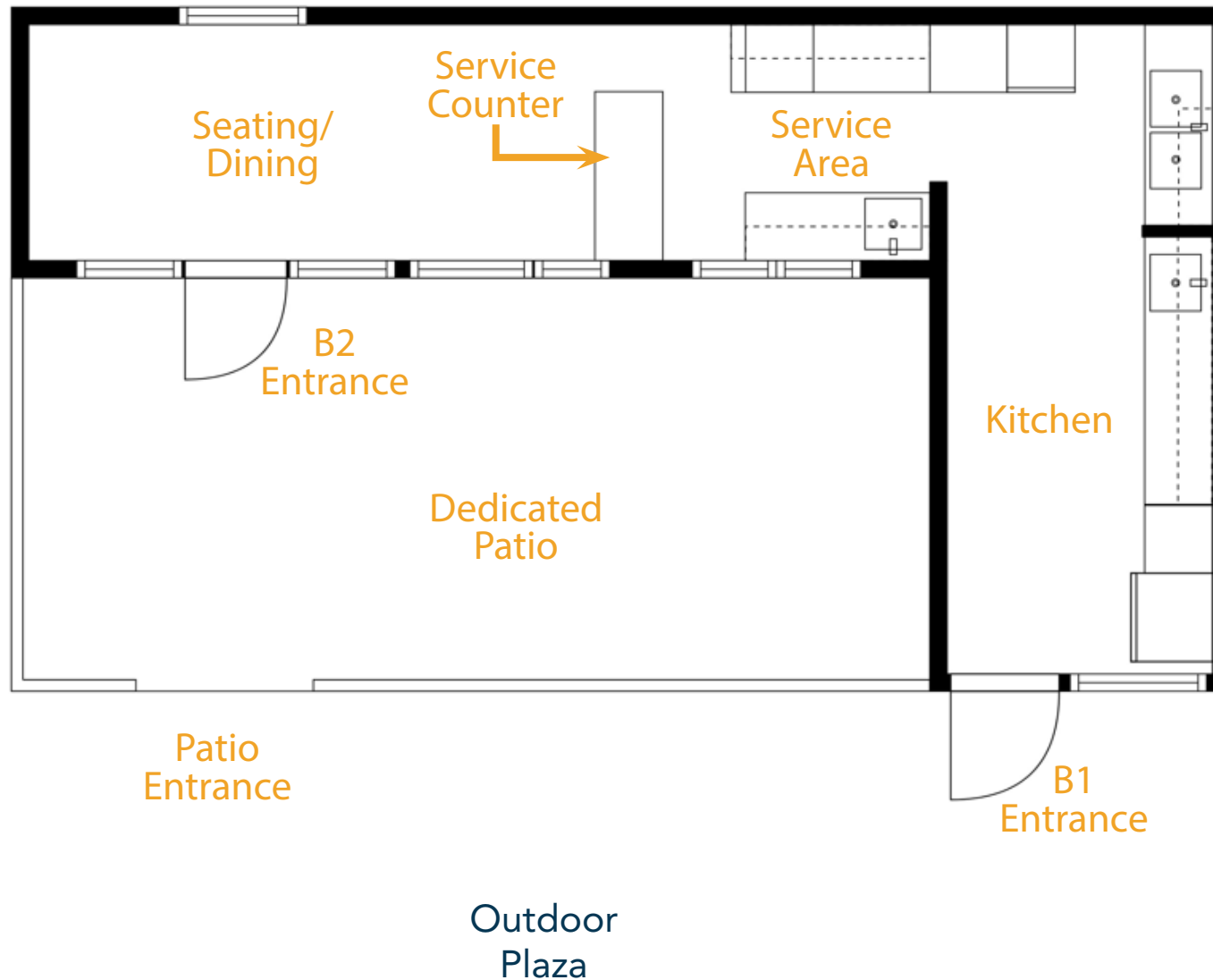
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SUITES B1-B2 | PHOTOS



SUITES B1-B2 | LAYOUT



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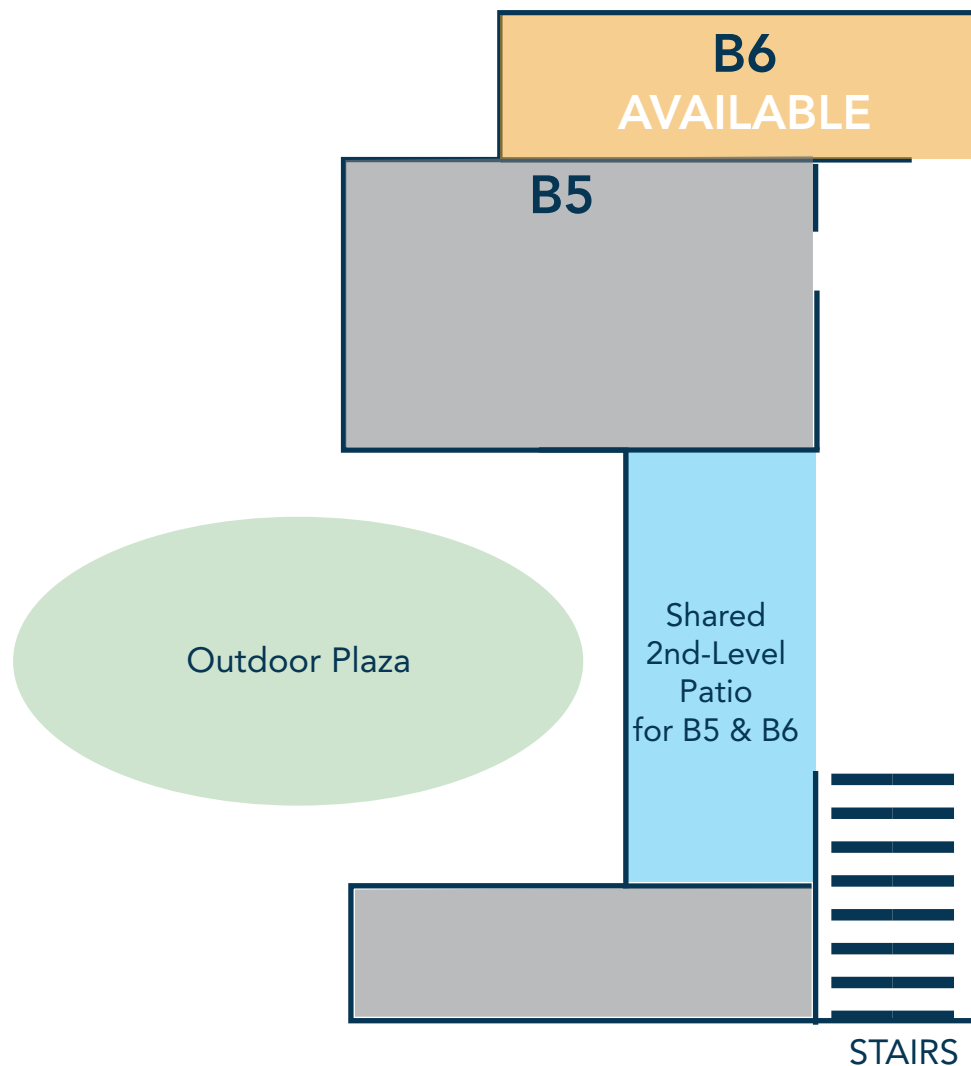


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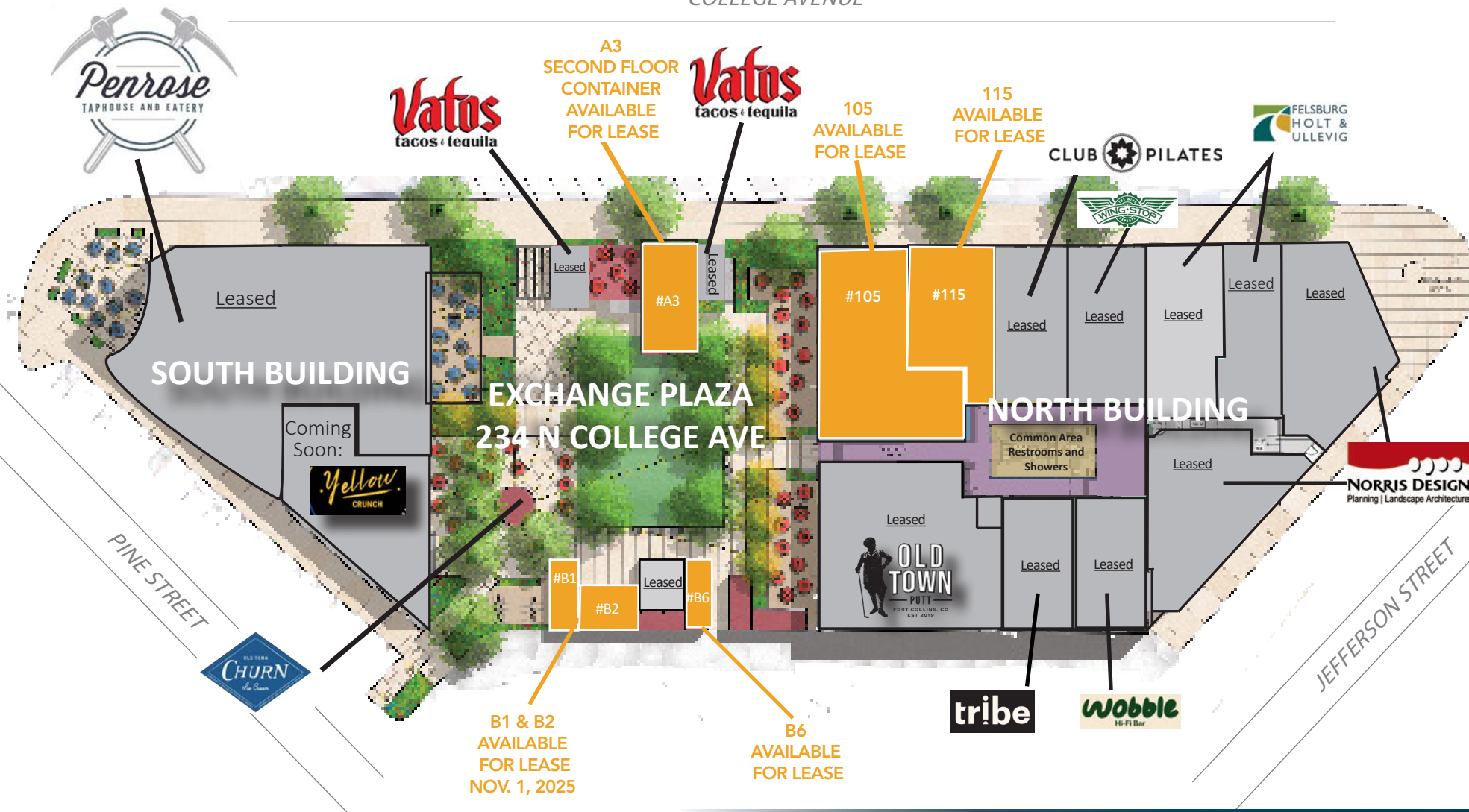
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