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# 244 N COLLEGE AVE UNIT 105
## FORT COLLINS, CO 80524

| Space Available: | Lease Rate: | NNN Rate: |
|---|---|---|
| 1,061 SF – 3,046 SF* | $26.50/SF – $28.50/SF NNN | $22.38/SF |
| *Minium available space is usable square footage. See page 2-3 for more details. | | *2026 estimate |

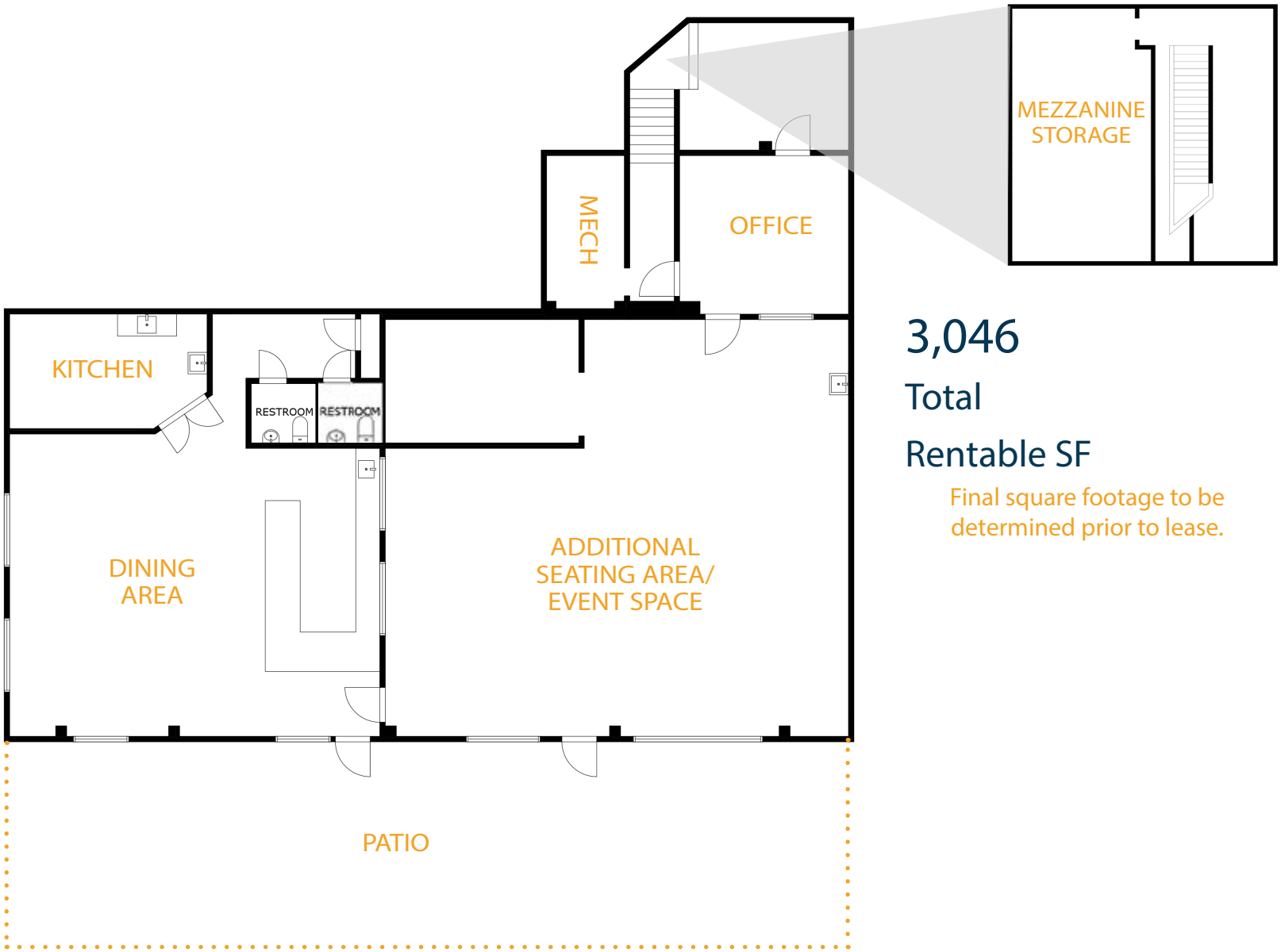
*RESTAURANT/RETAIL SPACE FRONTING COLLEGE AVENUE AVAILABLE FOR LEASE*

- 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



# FLOOR PLAN

N COLLEGE AVE




3,046

Total

Rentable SF

Final square footage to be determined prior to lease.

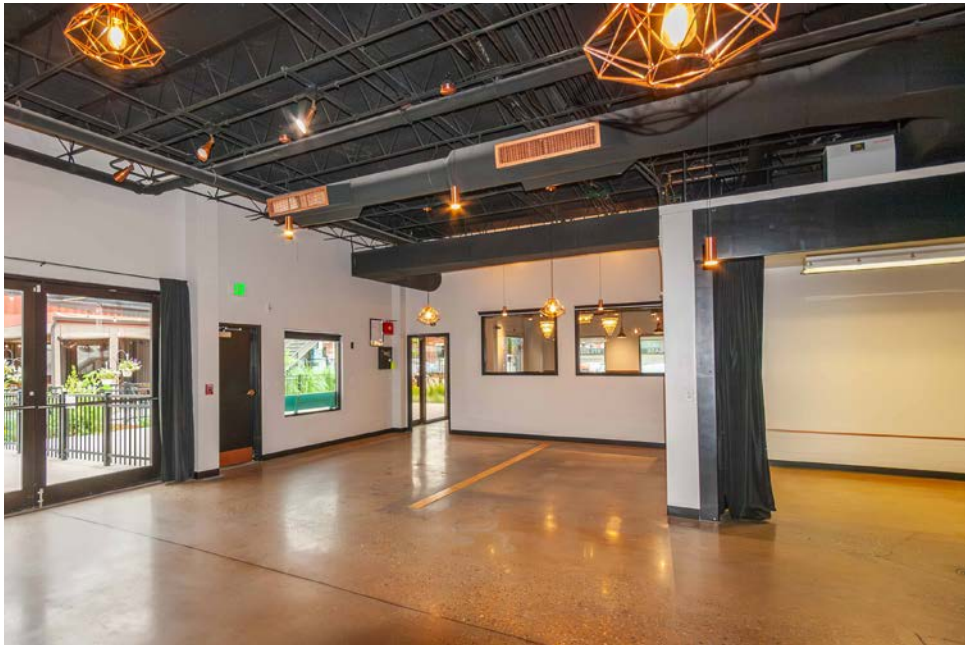
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The information contained in this flyer has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed.
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# PROPERTY PHOTOS

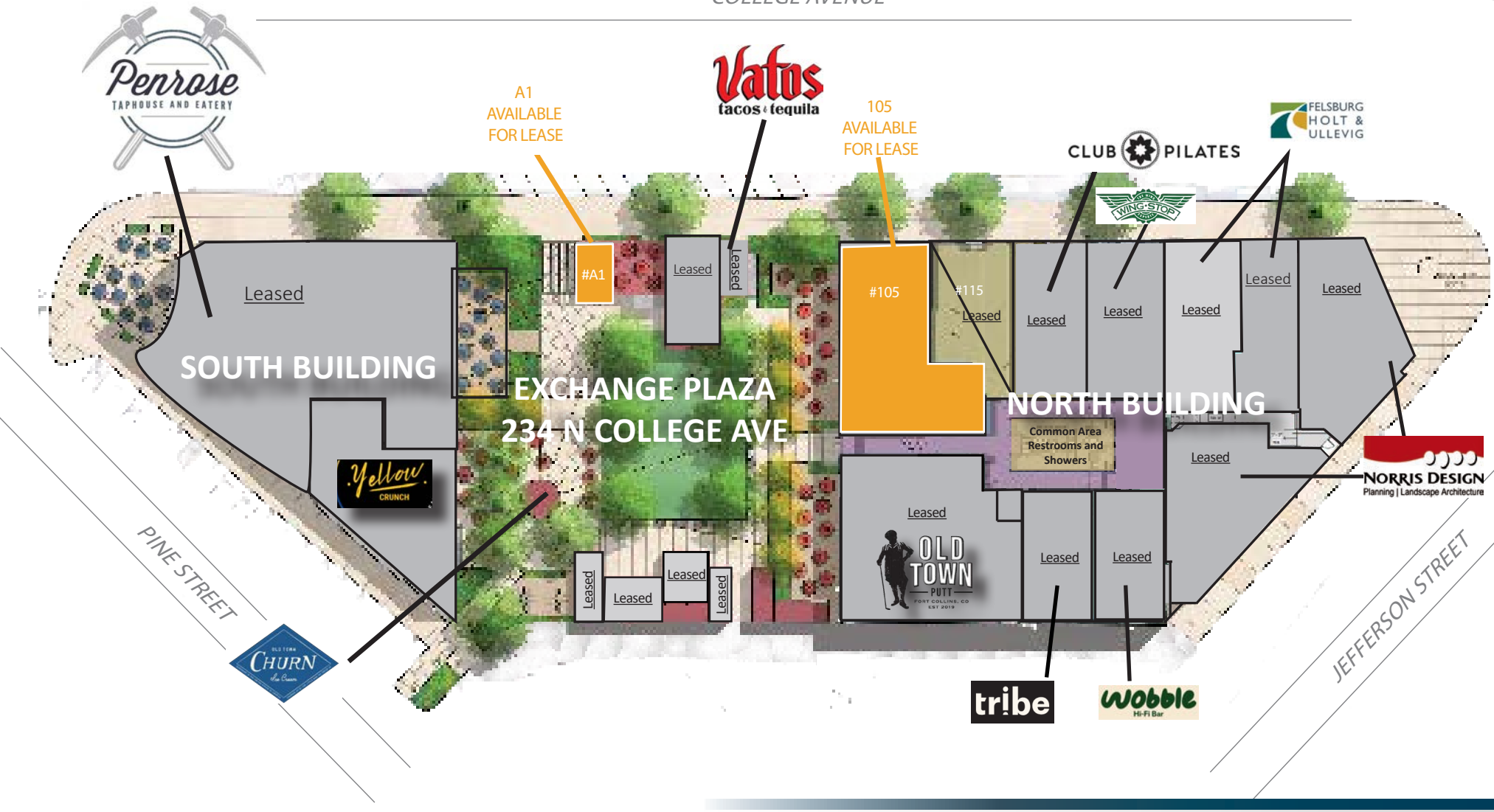








# THE EXCHANGE





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# AREA MAP




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# 234 N COLLEGE AVE

## FORT COLLINS, CO 80524

## CONTAINERS AT THE EXCHANGE

| Available Container Space | Lease Rate: |
|---|---|
| SUITE A1: 300 SF | Gross Lease Rate: $3,000/mo |

*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 A1 has ordering/serving window facing College Avenue, interior window facing the Exchange plaza, access to grease trap, and shared dining patio.

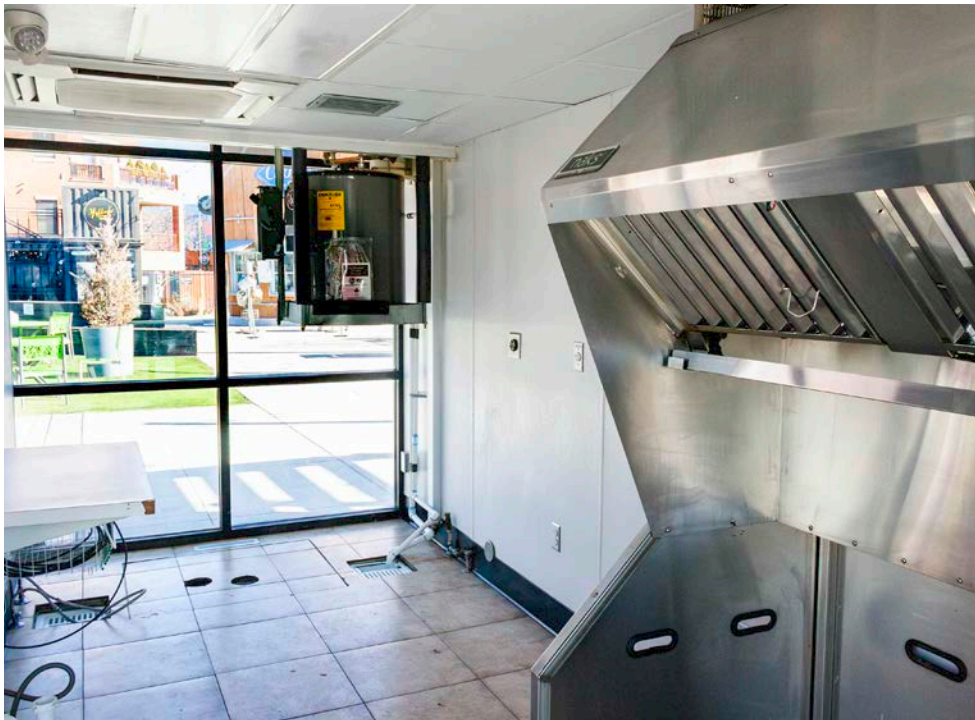


# SUITE A1 | PHOTOS

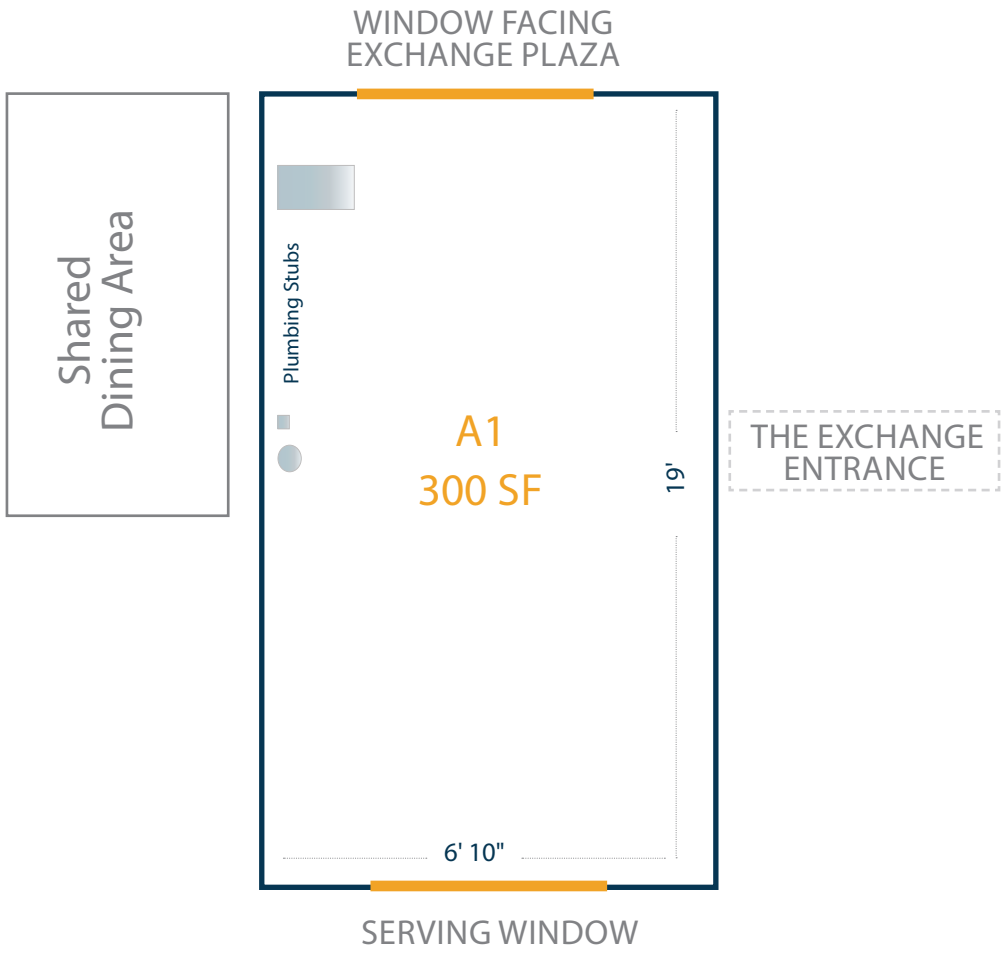






# SUITE A1 | LAYOUT



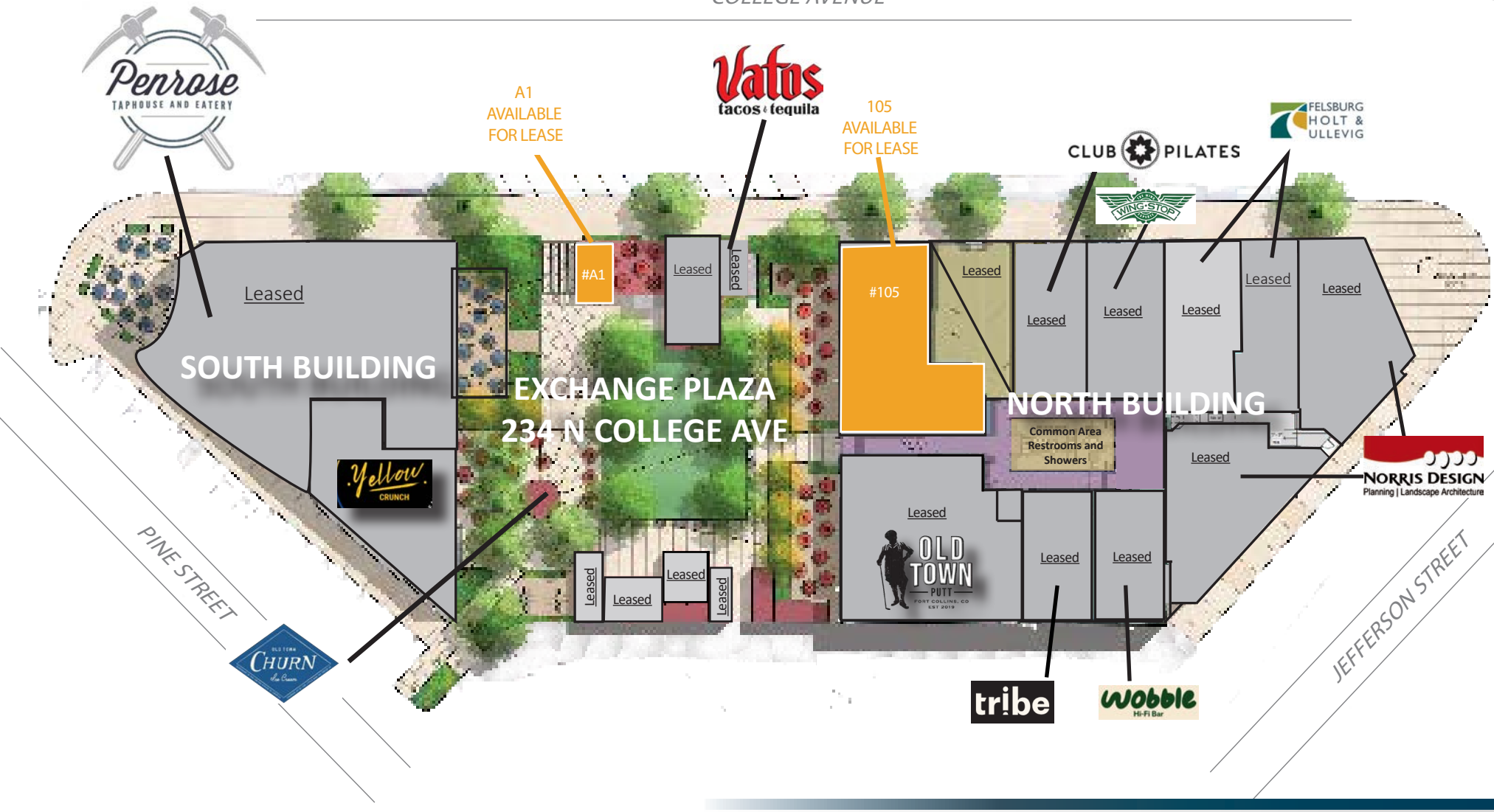

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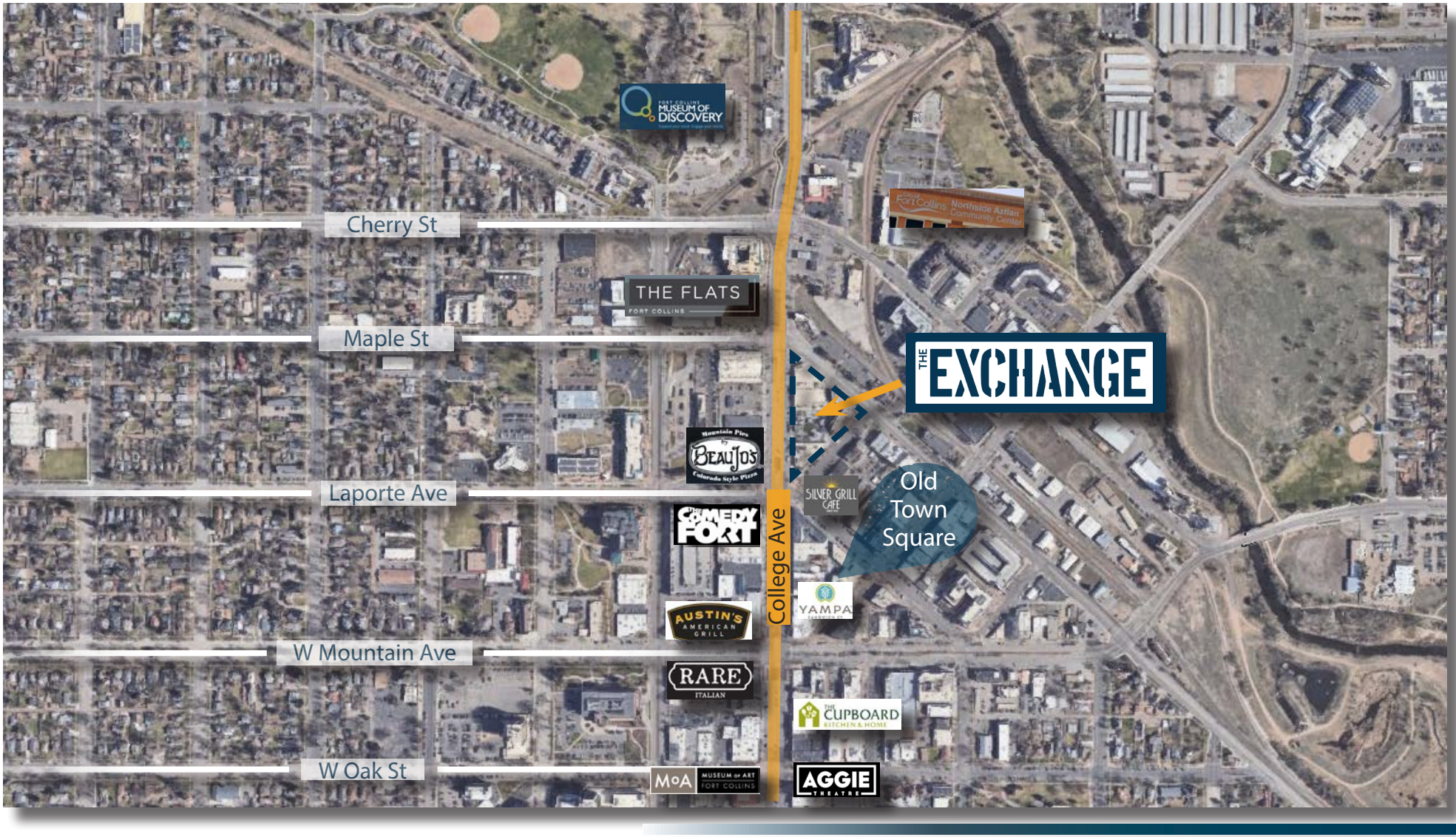

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