



Suite A3: 1,240 SF

Available: 10/1/2024

Lease Rate: \$3,000.00/mo.

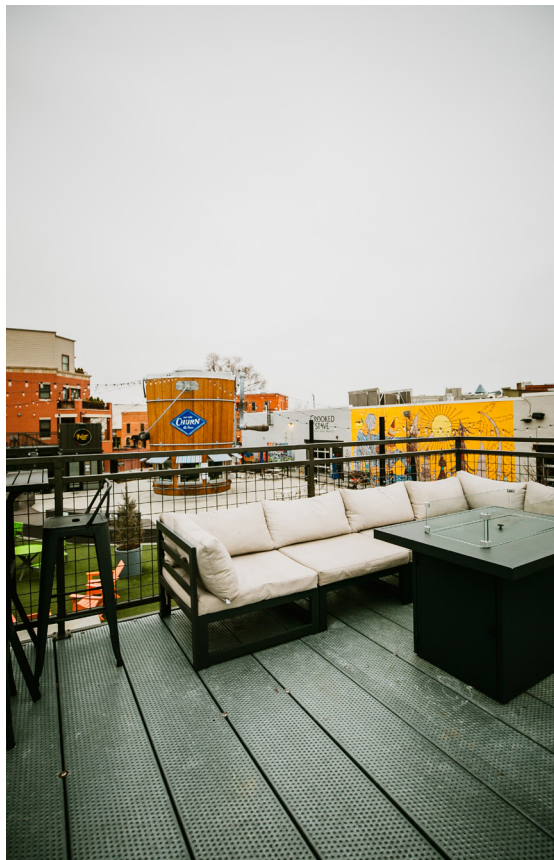
CAM Expenses: \$3,363.30/mo.

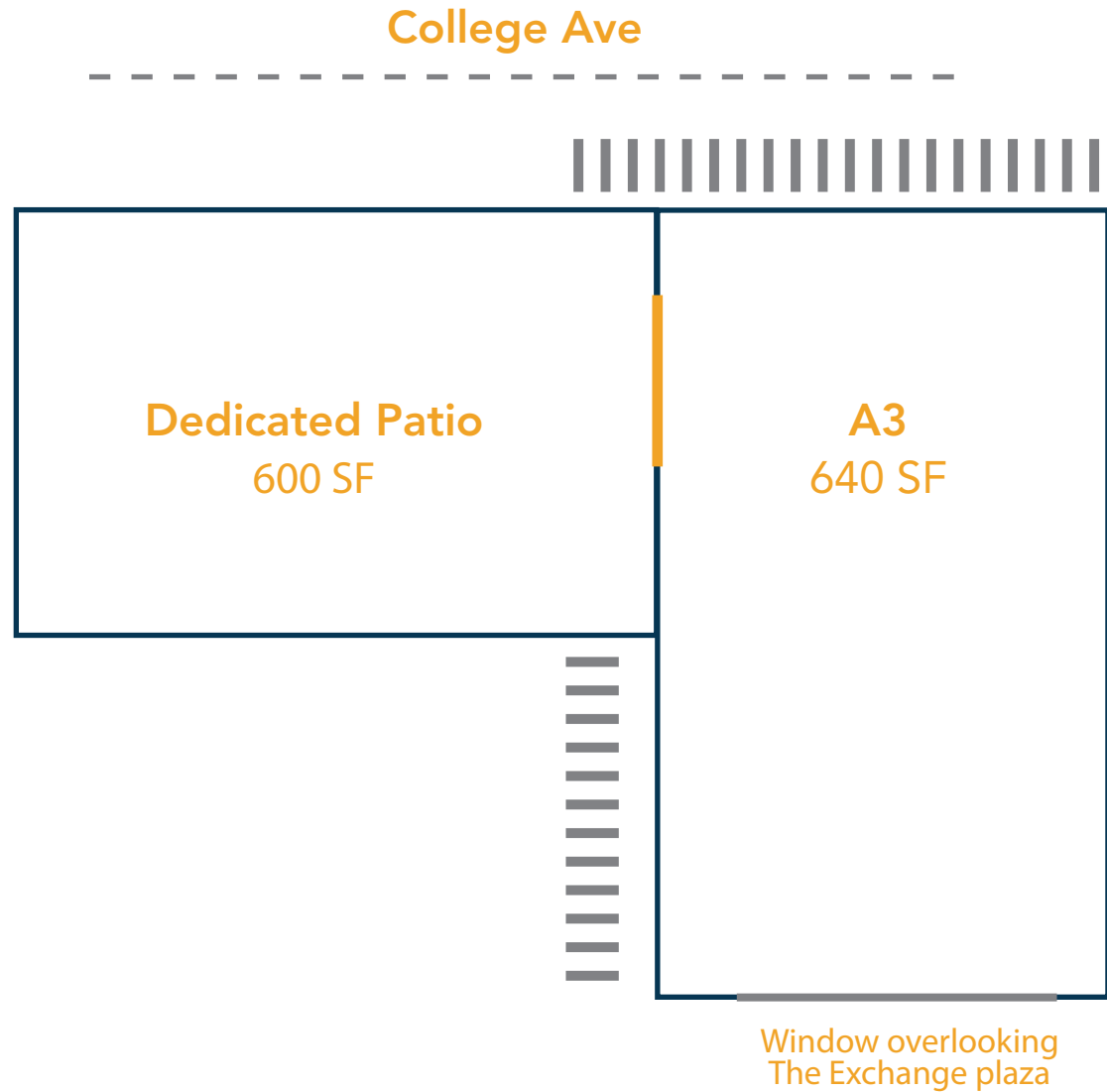
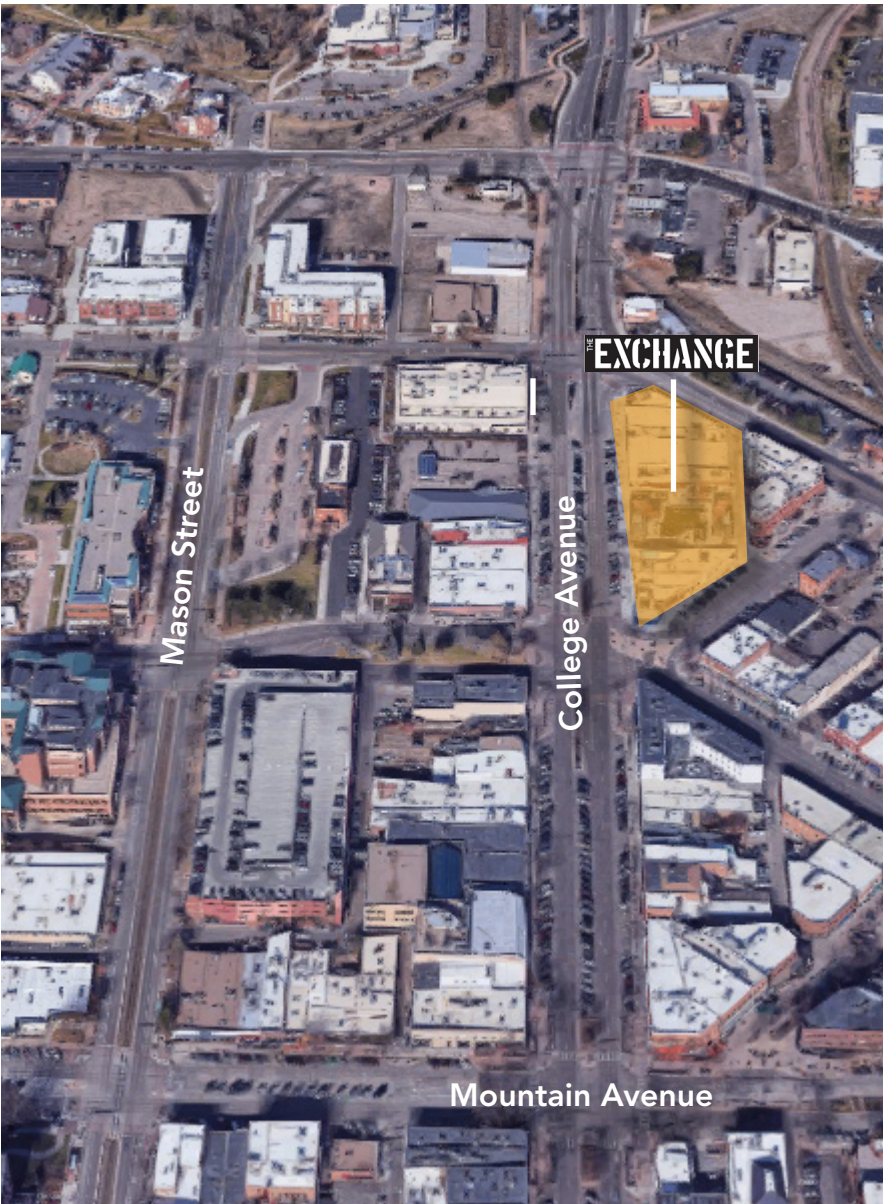
Total: \$6,363.30/mo.

PRIME RETAIL SPOT WITH DEDICATED PATIO IN OLD TOWN FOR LEASE

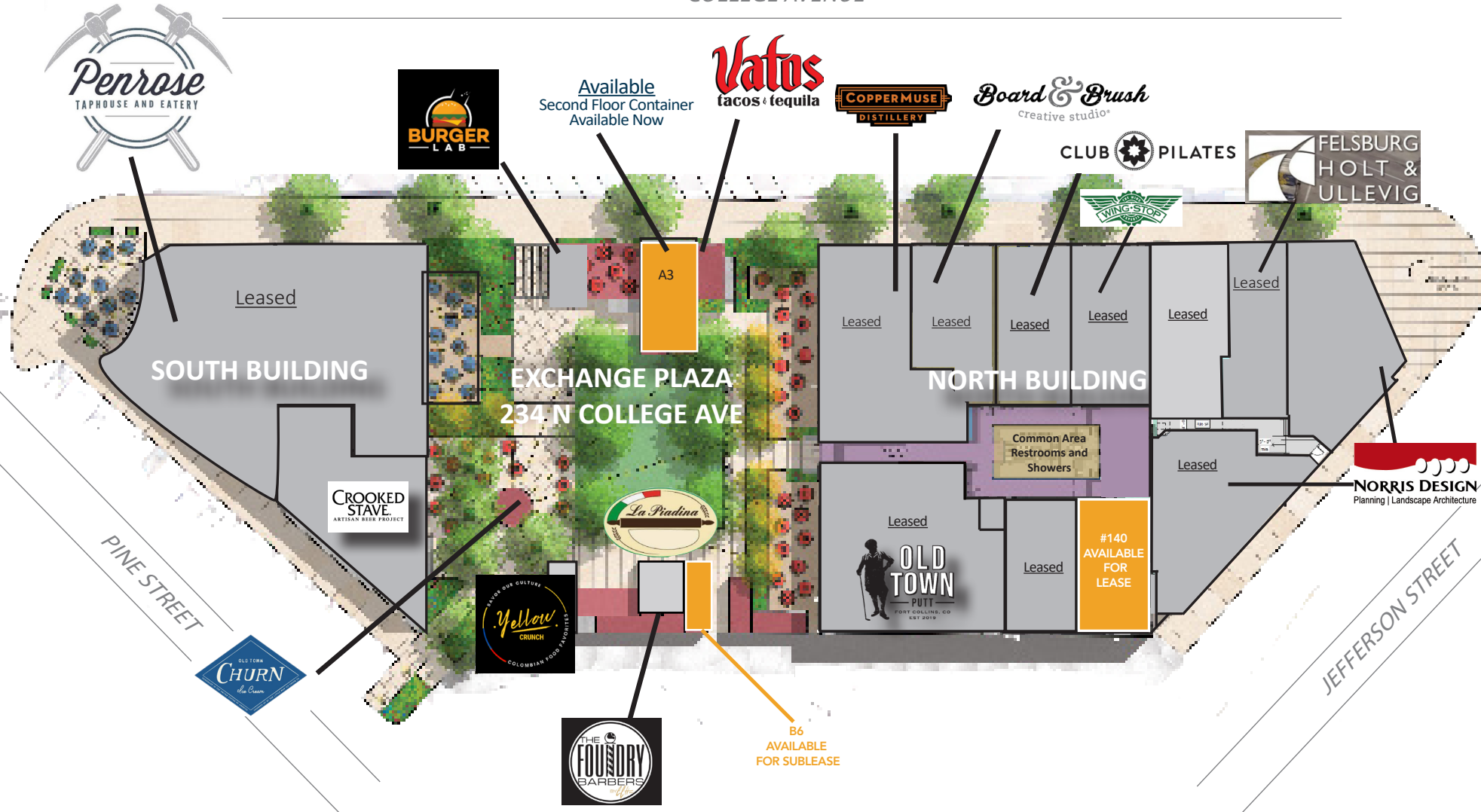
- 600 SF dedicated patio overlooking College Avenue
- Interior window overlooking the Exchange plaza
- Modern finishes

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.





COLLEGE AVENUE



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.