



## Space Available:

#105: 1,061 SF – 3,046 SF\*

\*Minimum available space is usable SF.  
See pages 2–3 for more details.

#115: 1,336 SF

#105 & #115 can be combined.  
See page 7 for details.

## Lease Rate:

\$26.50/SF – \$28.50/SF NNN

\$28.50/SF NNN

## NNN Rate:

\$21.69/SF

\$19.37/SF

**244 N COLLEGE AVE**  
**UNITS 105 & 115**  
**FORT COLLINS, CO 80524**

### *RESTAURANT/RETAIL SPACES FRONTING COLLEGE AVENUE AVAILABLE FOR LEASE*

- Restaurant/retail spaces 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.
- 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.
- Building signage facing College Avenue.
- Access to grease trap.
- Tenant pays electric and gas.

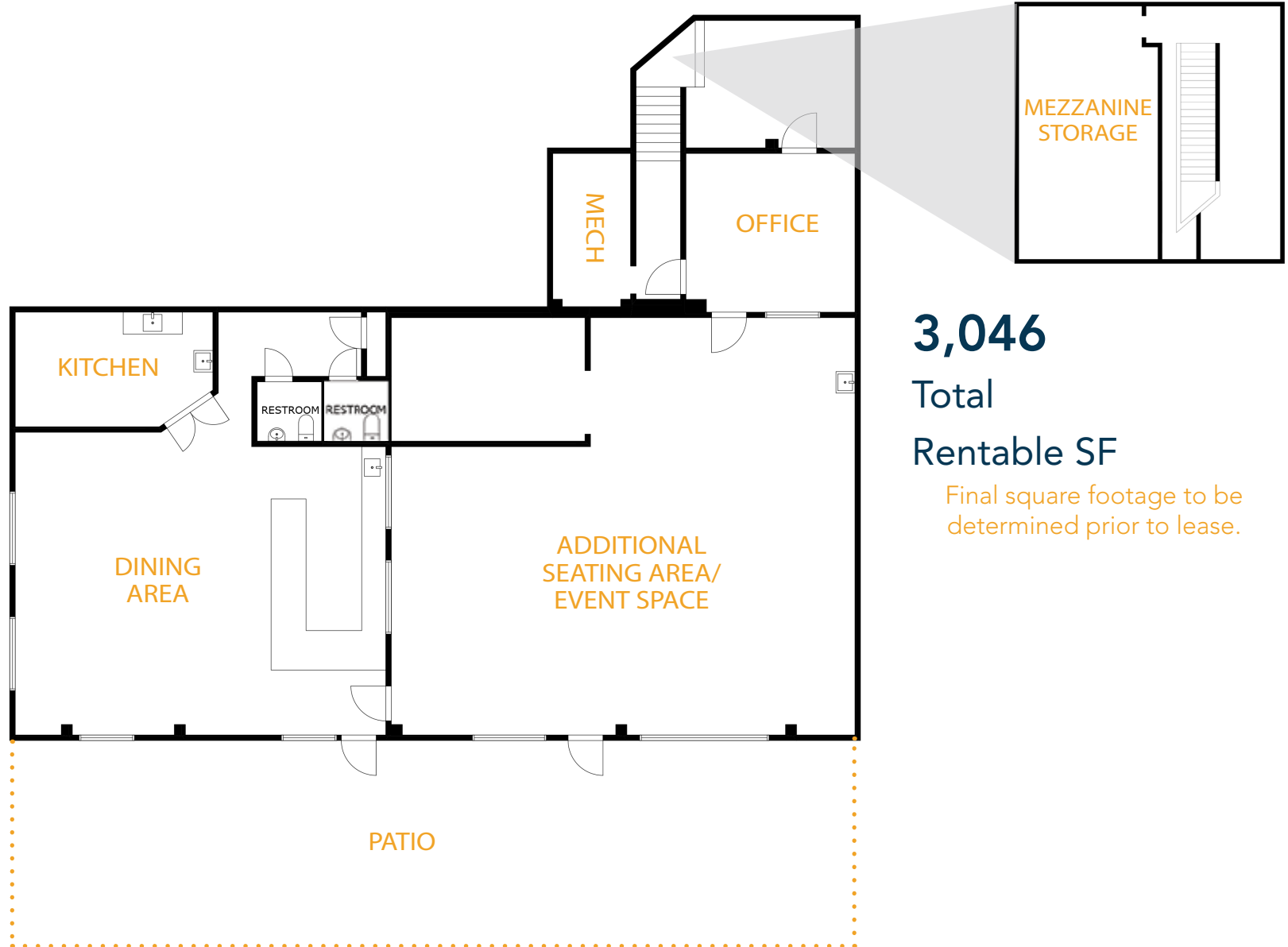






# UNIT 105 | FLOORPLAN

N COLLEGE AVE



**3,046**

Total

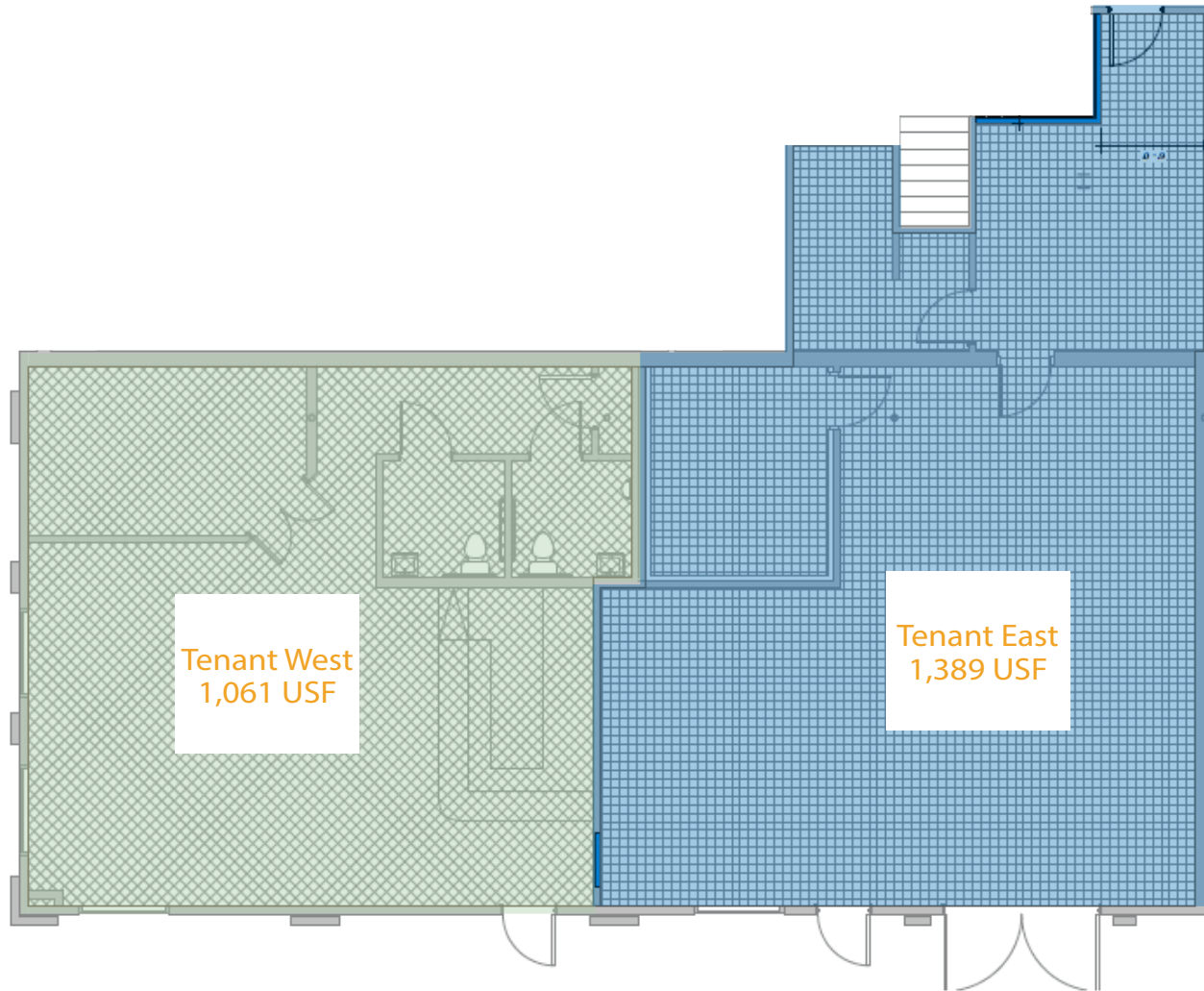
Rentable SF

Final square footage to be determined prior to lease.



# UNIT 105 | DEMISING OPTION

N COLLEGE AVE



Square footages given are usable only.

Final square footage to be determined prior to lease.





N COLLEGE AVE

Main  
Entrance

OPEN SPACE  
1,336 SF

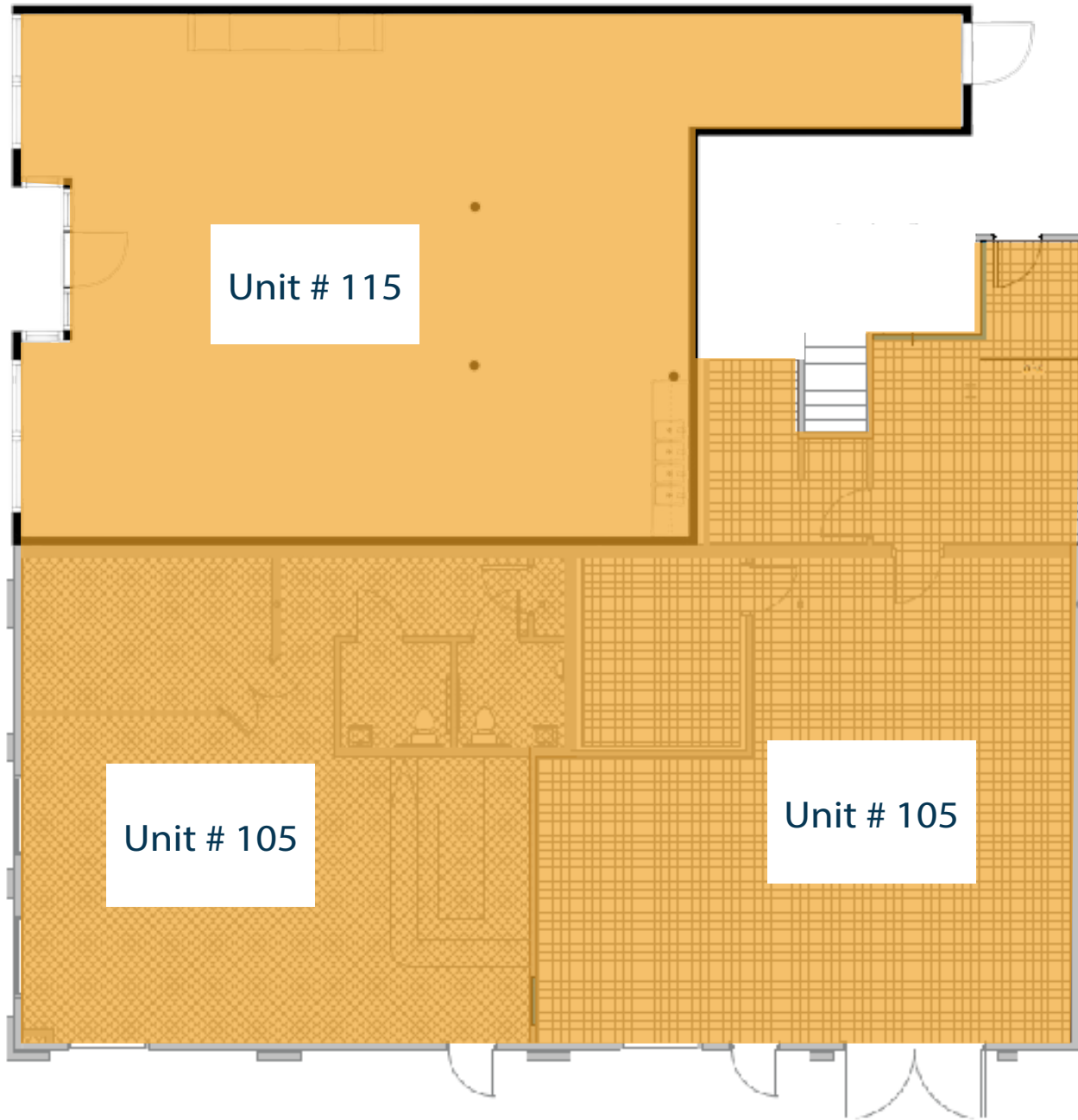
Sink

Exit



# UNITS 105 & 115 | COMBINED LAYOUT

N COLLEGE AVE



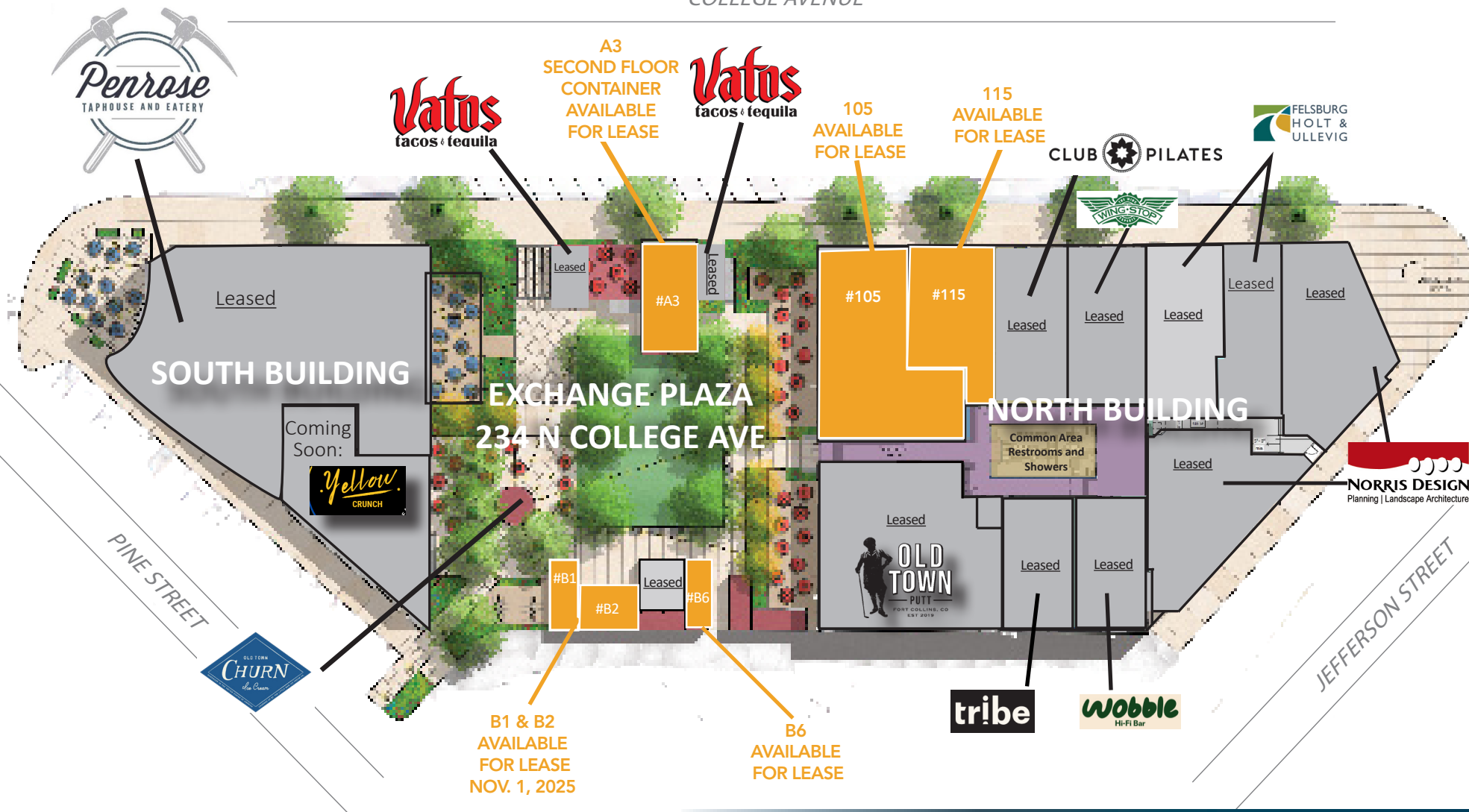
1,061–3,786 SF

Square footages given are  
usable only.

Final square footage to be  
determined prior to lease.



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# AREA MAP



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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

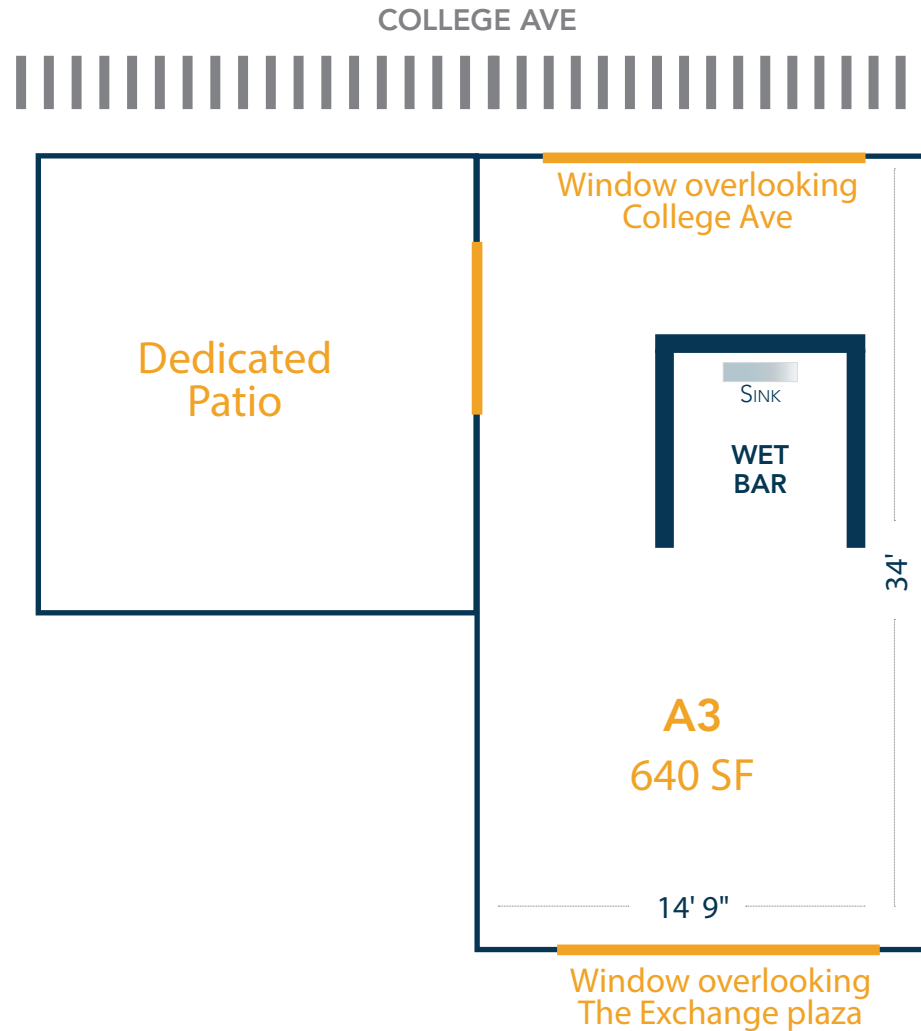
- The Exchange is uniquely Fort Collins and a major addition to the vibrancy and character of Old Town. A destination for great food, entertainment, mercantile and creative outdoor areas, The Exchange creates the perfect fusion of family-friendly leisure and liveliness.
- Suite A3 is on the second level 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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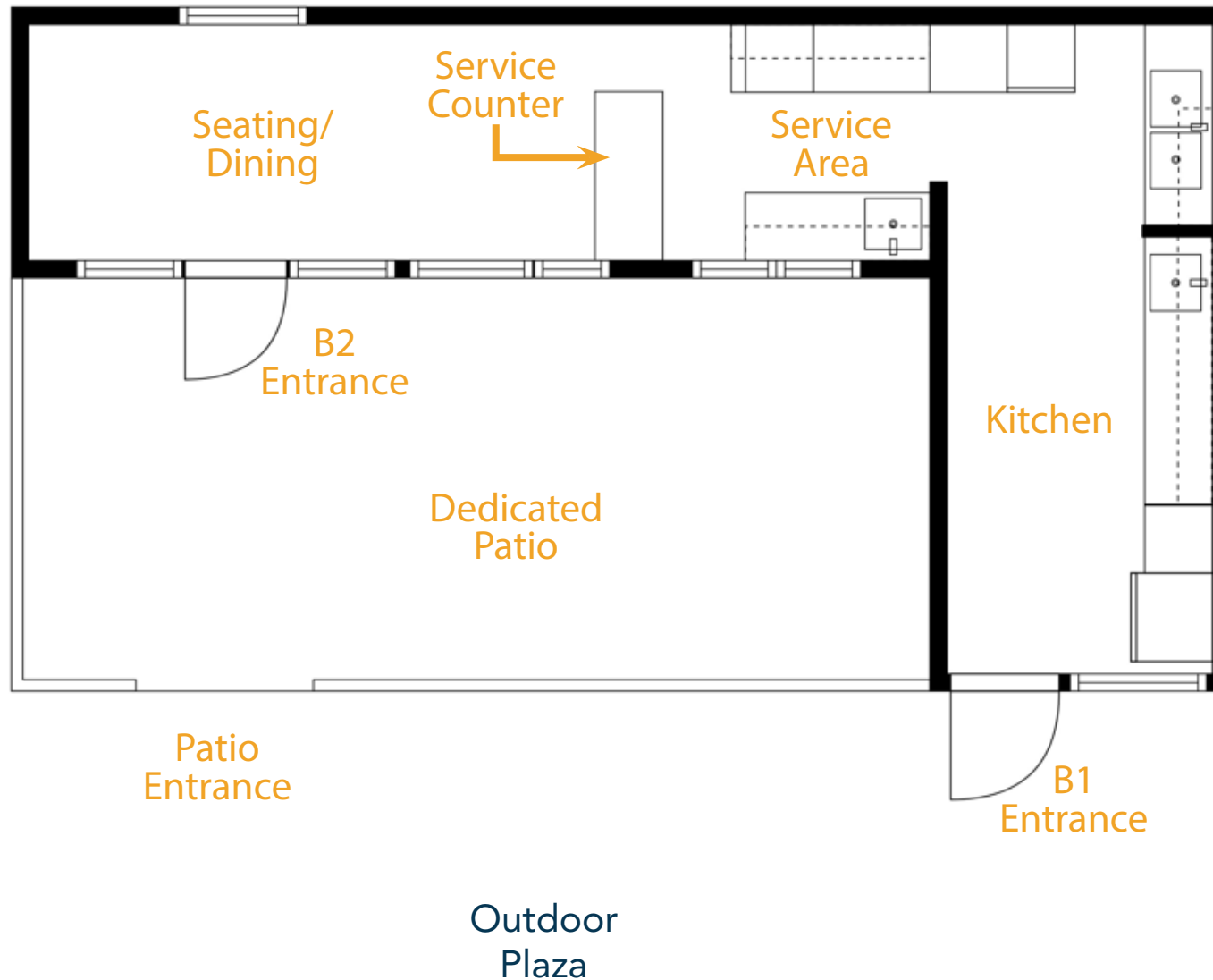


# SUITES B1-B2 | PHOTOS





# SUITES B1-B2 | LAYOUT



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# SUITE B6 | PHOTOS



Exterior

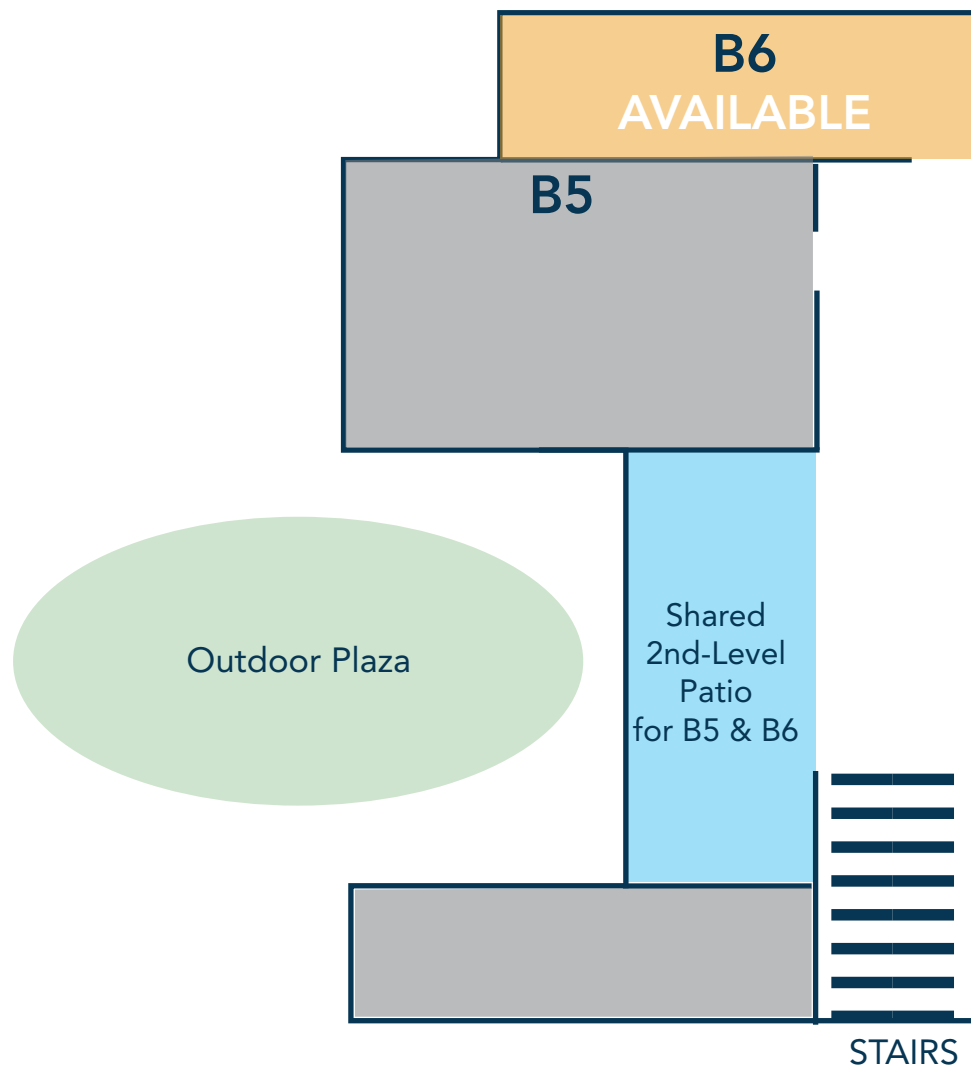


Interior



Shared Patio





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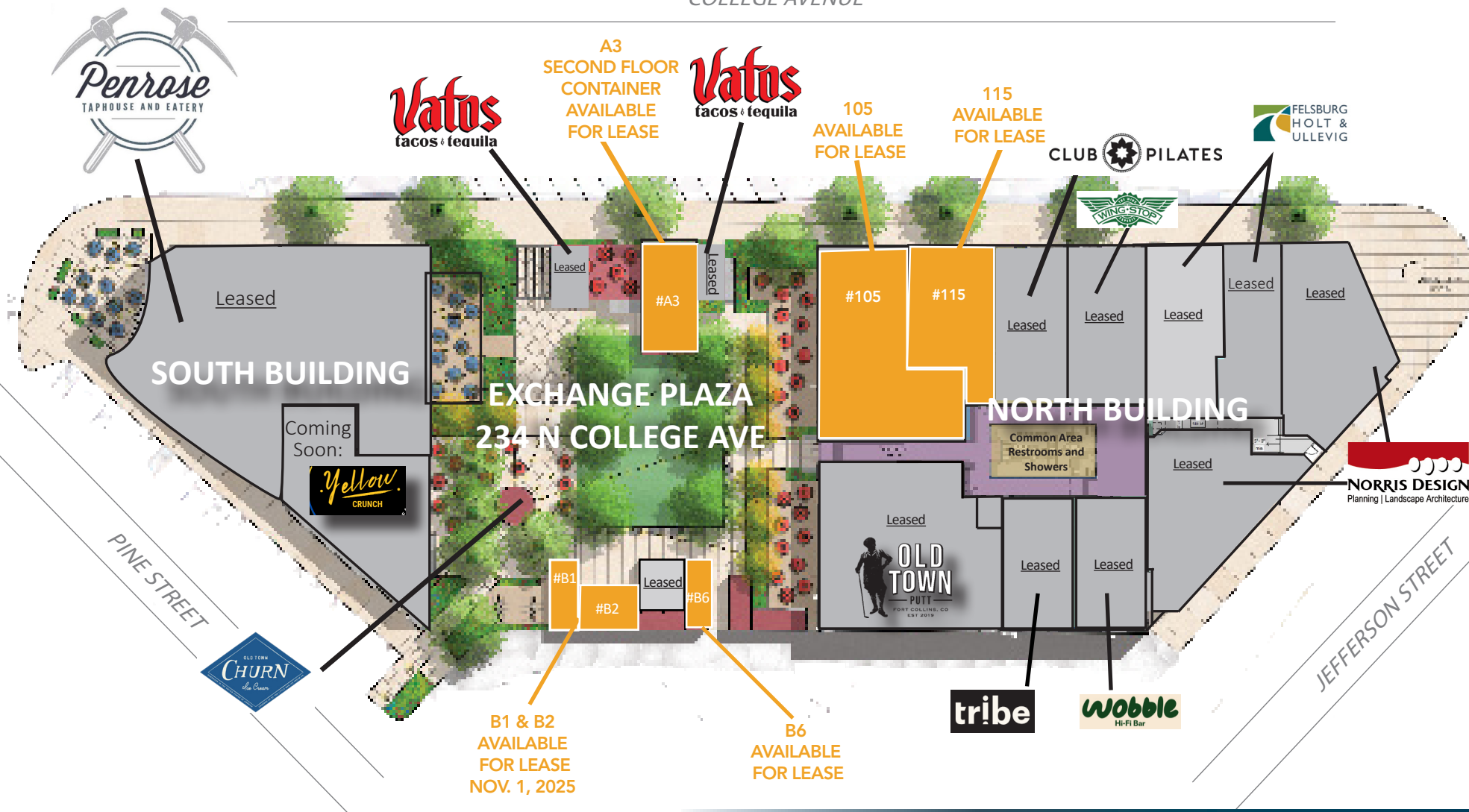


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