

THE  
**EXCHANGE**

244 N COLLEGE



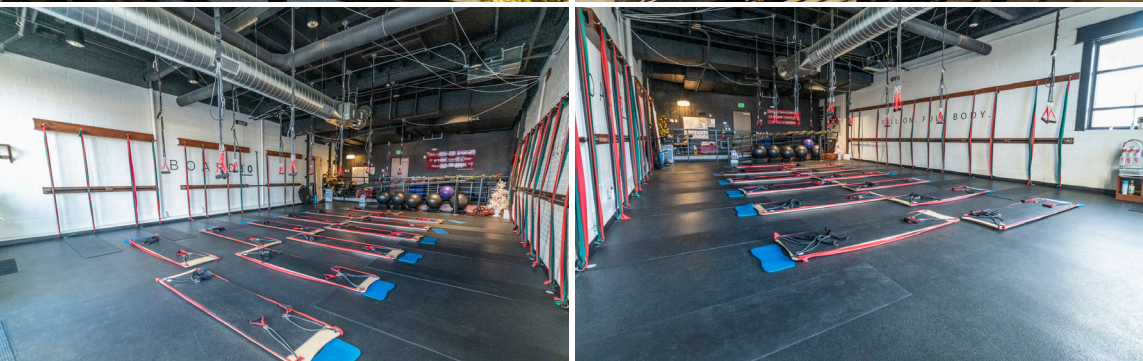
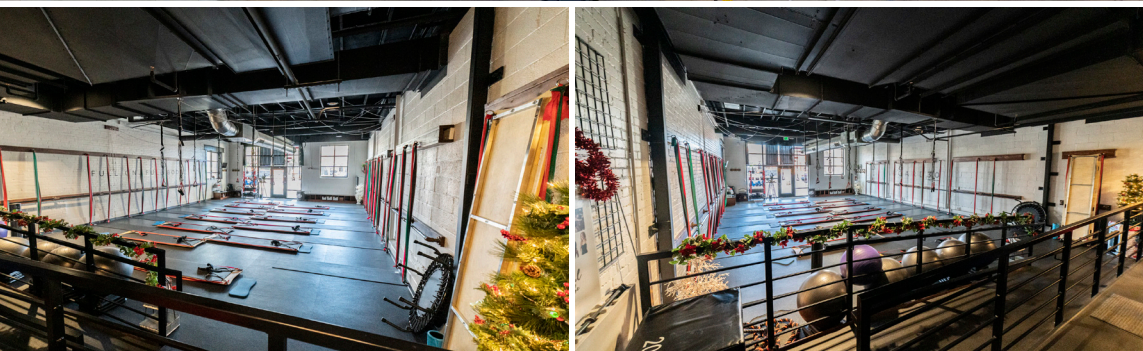
Suite 140: 1,526 SF

Available: Now

Sublease Rate: \$20.90 / SF Base  
\$14.82 / SF NNN  
\$4,542.39 / Mo.  
*2023 estimate | Includes gas and water*

*PRIME RETAIL/FLEX LOCATION IN THE HEART OF OLD TOWN*

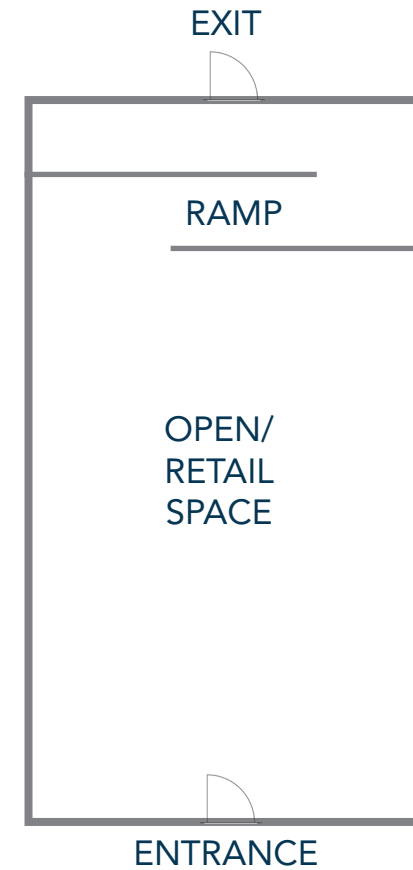
The Exchange is uniquely Fort Collins and a major addition to the vibrancy and character of Old Town. A destination for great food, entertainment, mercantile and creative outdoor areas - the Exchange creates the perfect fusion of family-friendly leisure and liveliness.



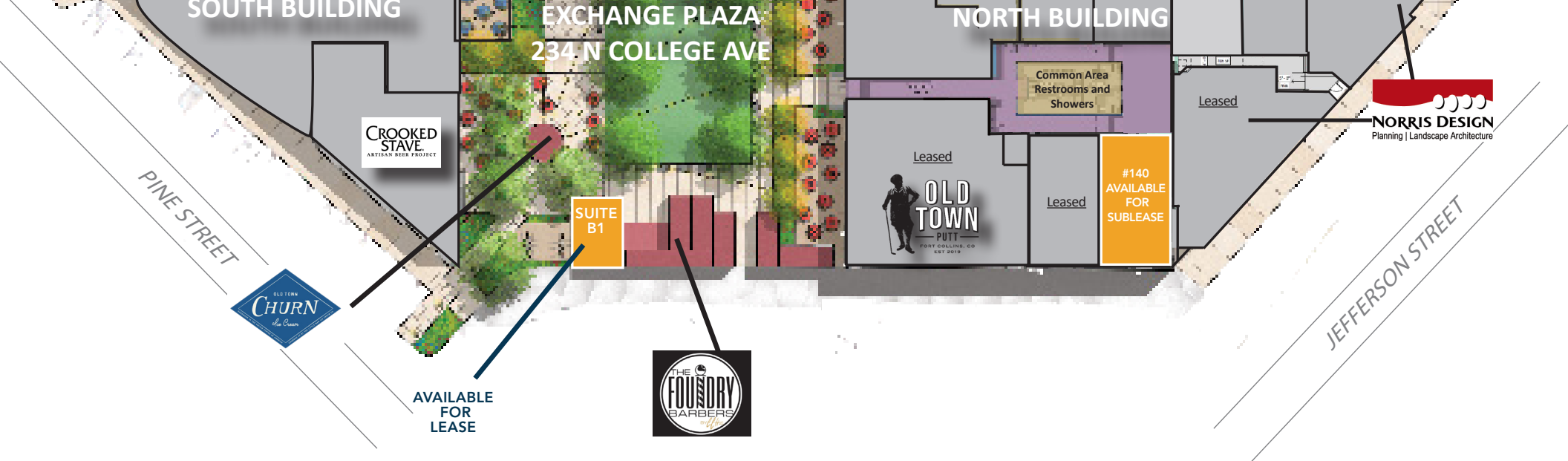




## FLOOR PLAN



COLLEGE AVENUE



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