

## 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*

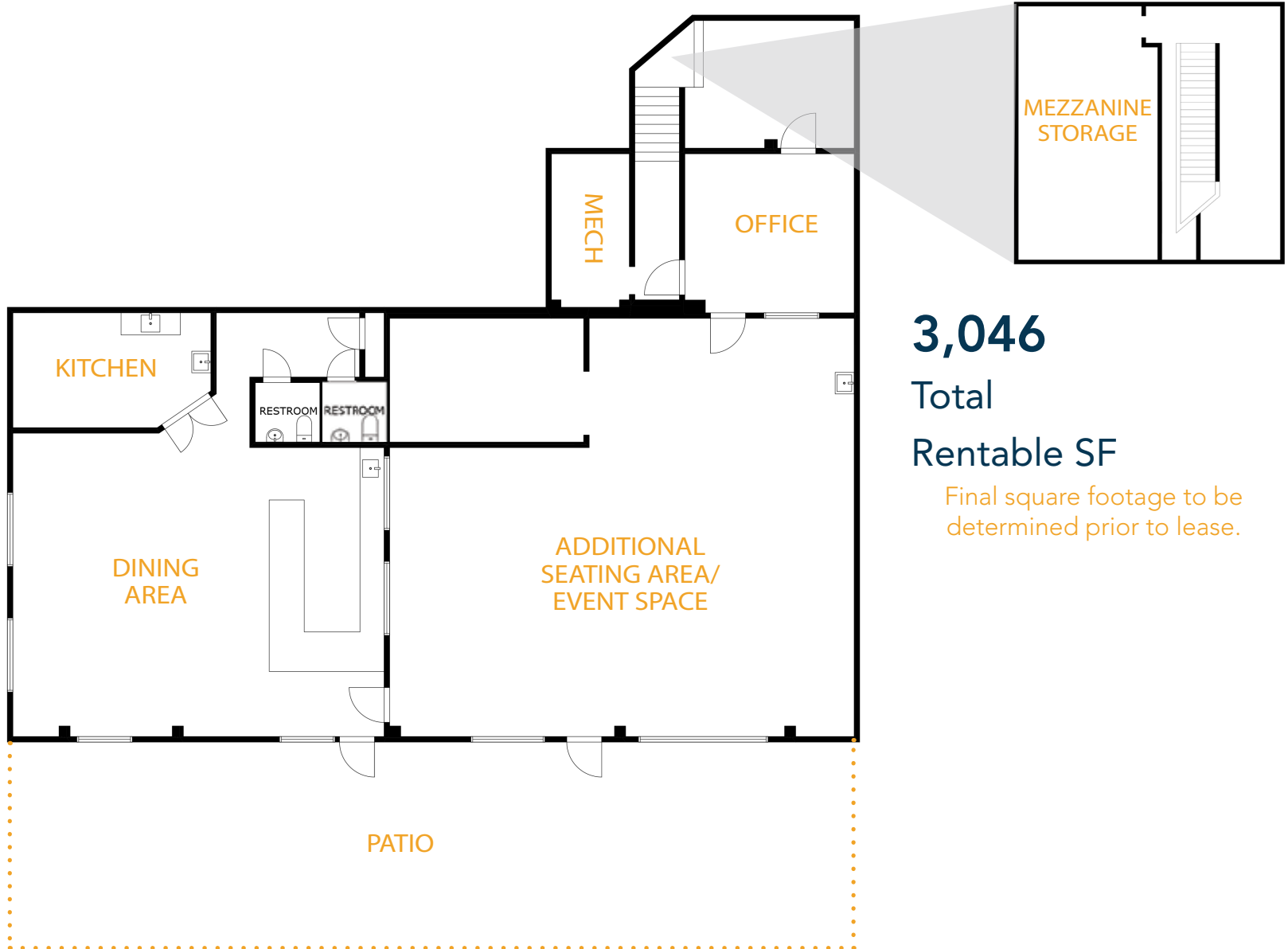
- Restaurant/retail space with dining area, bar, event space, kitchen, private restrooms, offices, multiple points of storage including mezzanine space, and a covered exterior patio in the heart of the Exchange
- Building signage facing College Avenue
- Access to grease trap
- Tenant pays electric and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



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

# FLOOR PLAN

N COLLEGE AVE



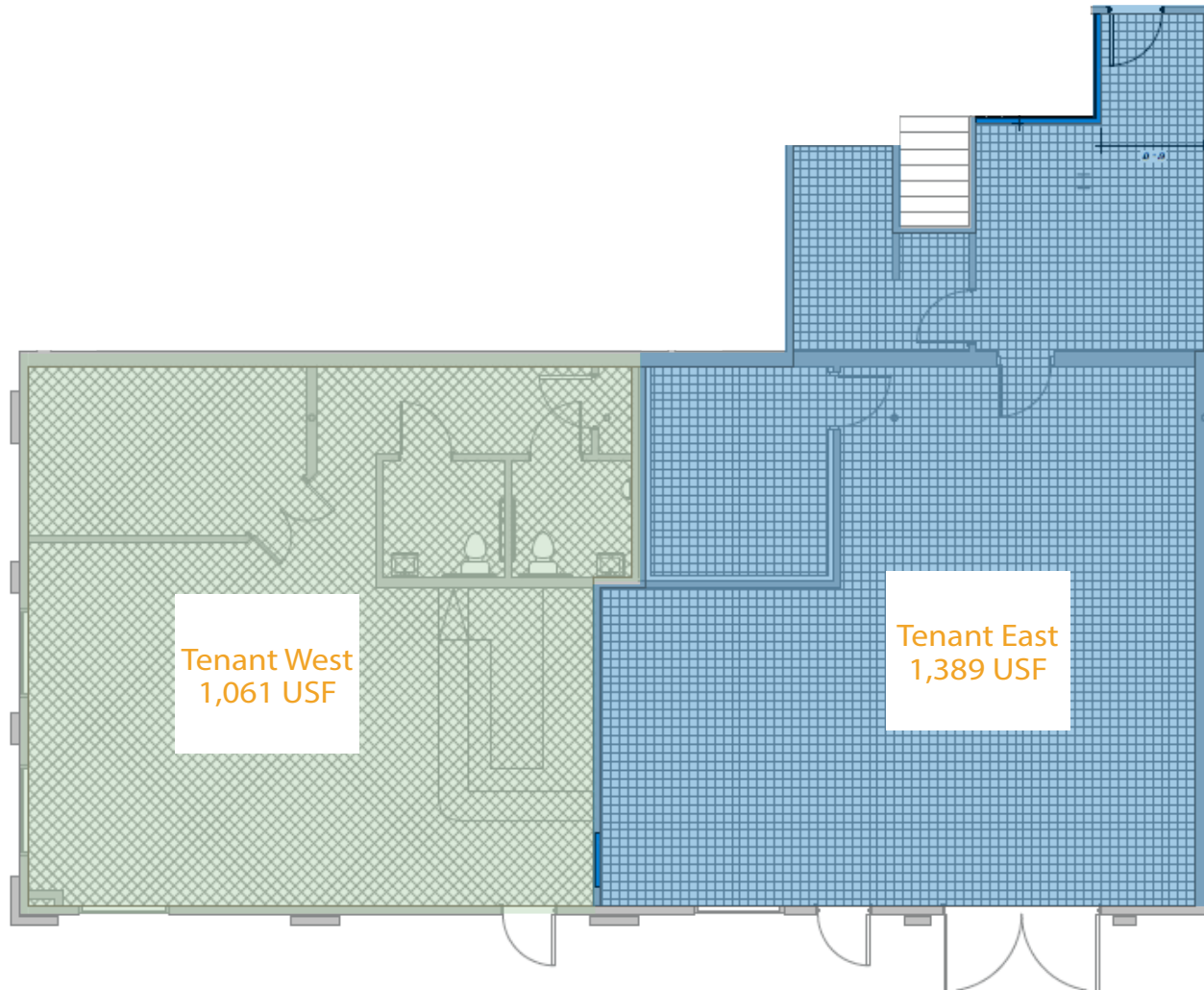
**3,046**

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





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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.

# AREA MAP



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