

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

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.



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



UNIT 105 | FLOORPLAN

N COLLEGE AVE



MEZZANINE STORAGE

3,046
Total
Rentable SF

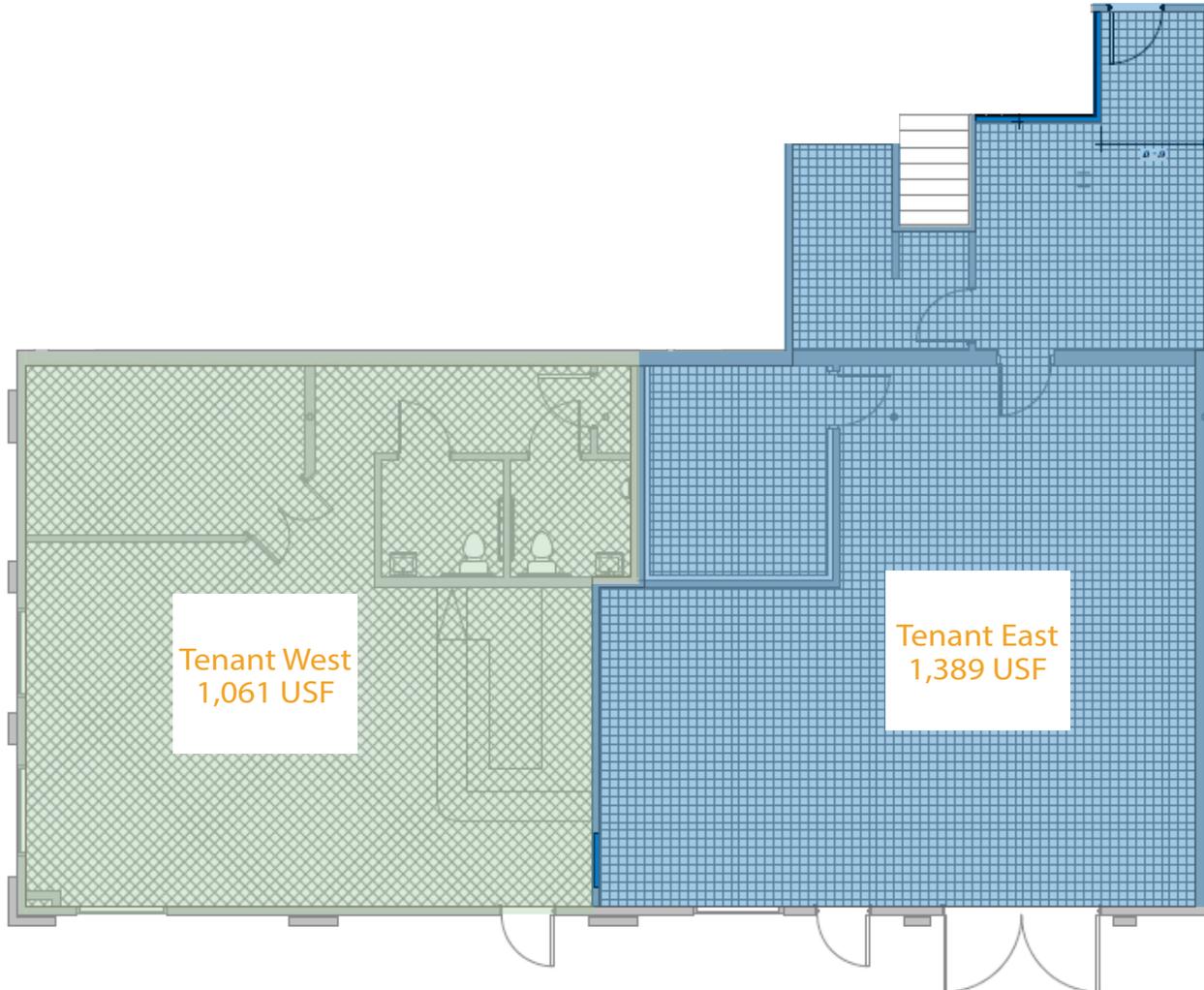
Final square footage to be determined prior to lease.



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UNIT 105 | DEMISING OPTION

N COLLEGE AVE



Tenant West
1,061 USF

Tenant East
1,389 USF

Square footages given are usable only.

Final square footage to be determined prior to lease.



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N COLLEGE AVE

Main Entrance

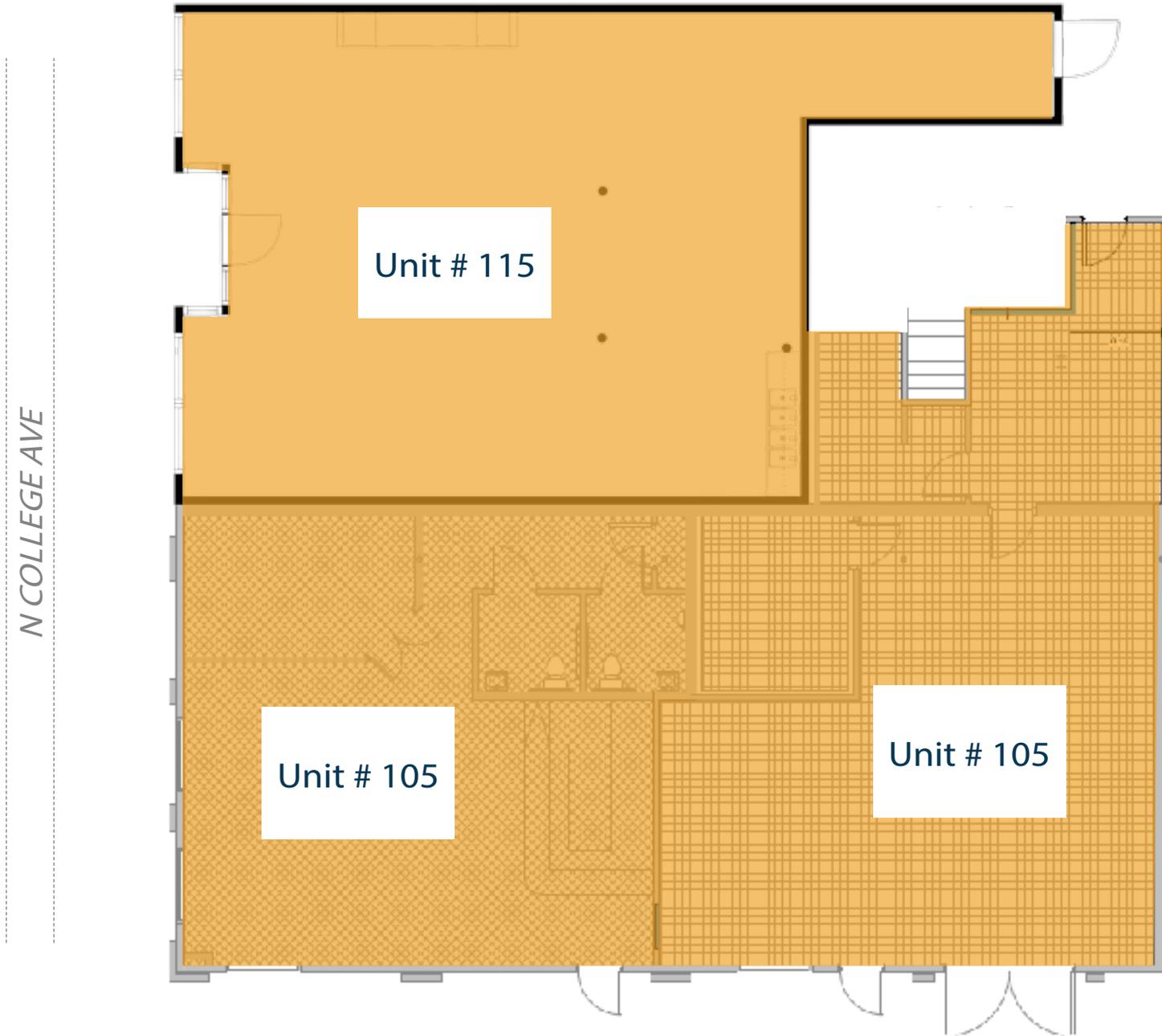
OPEN SPACE
1,336 SF

Sink

Exit



UNITS 105 & 115 | COMBINED LAYOUT



1,061–3,786 SF

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Final square footage to be determined prior to lease.

AREA MAP



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CONTACT: Nick Norton, CCIM • 970-213-3116 • nnorton@waypointRE.com
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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

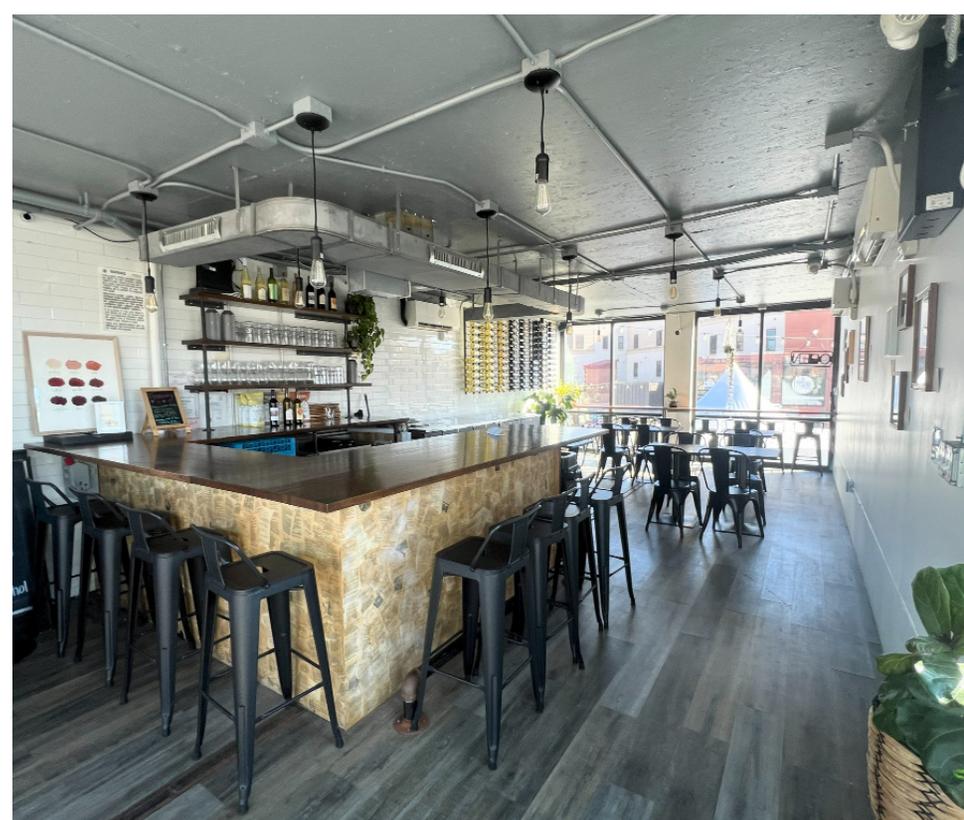
PRIME RETAIL SPOTS IN OLD TOWN ALONG COLLEGE AVE FOR LEASE

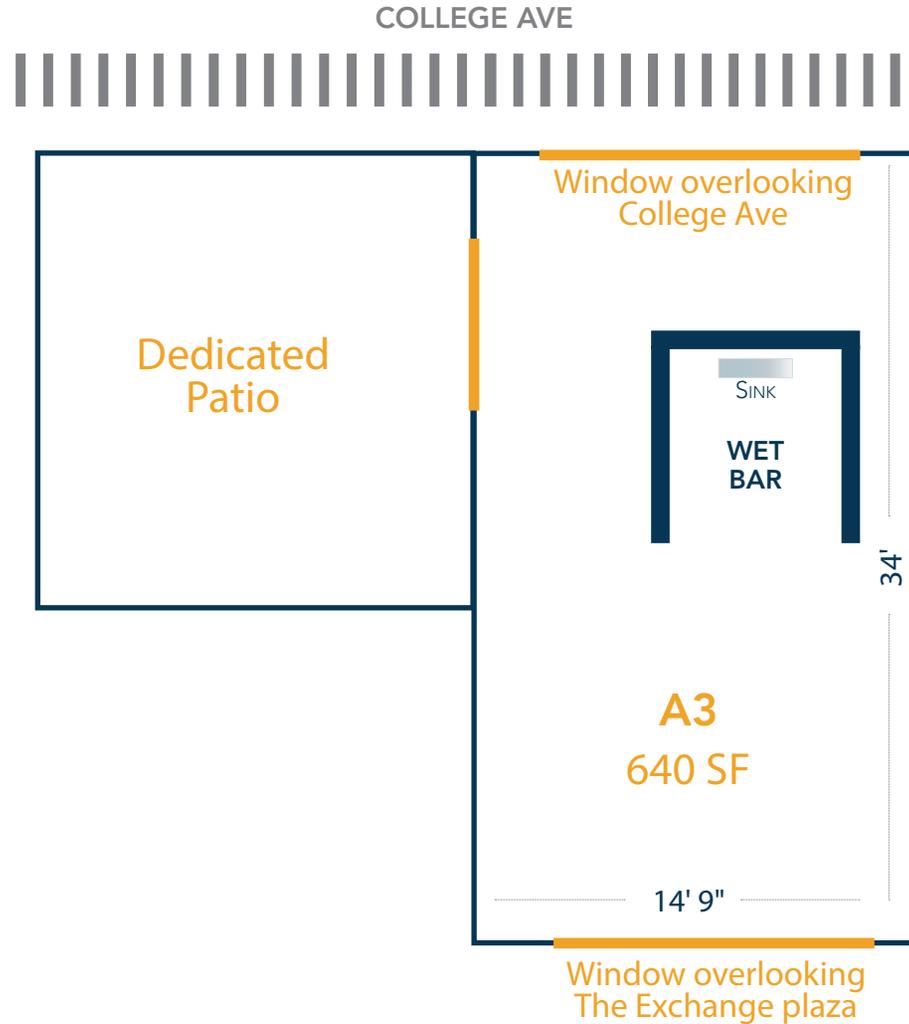
- The Exchange is uniquely Fort Collins and a major addition to the vibrancy and character of Old Town. A destination for great food, entertainment, mercantile and creative outdoor areas, The Exchange creates the perfect fusion of family-friendly leisure and liveliness.
- Suite A3 is on the second level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





Dedicated Patio





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125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

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SUITES B1-B2 | PHOTOS



Dedicated Patio



Seating/Dining Area

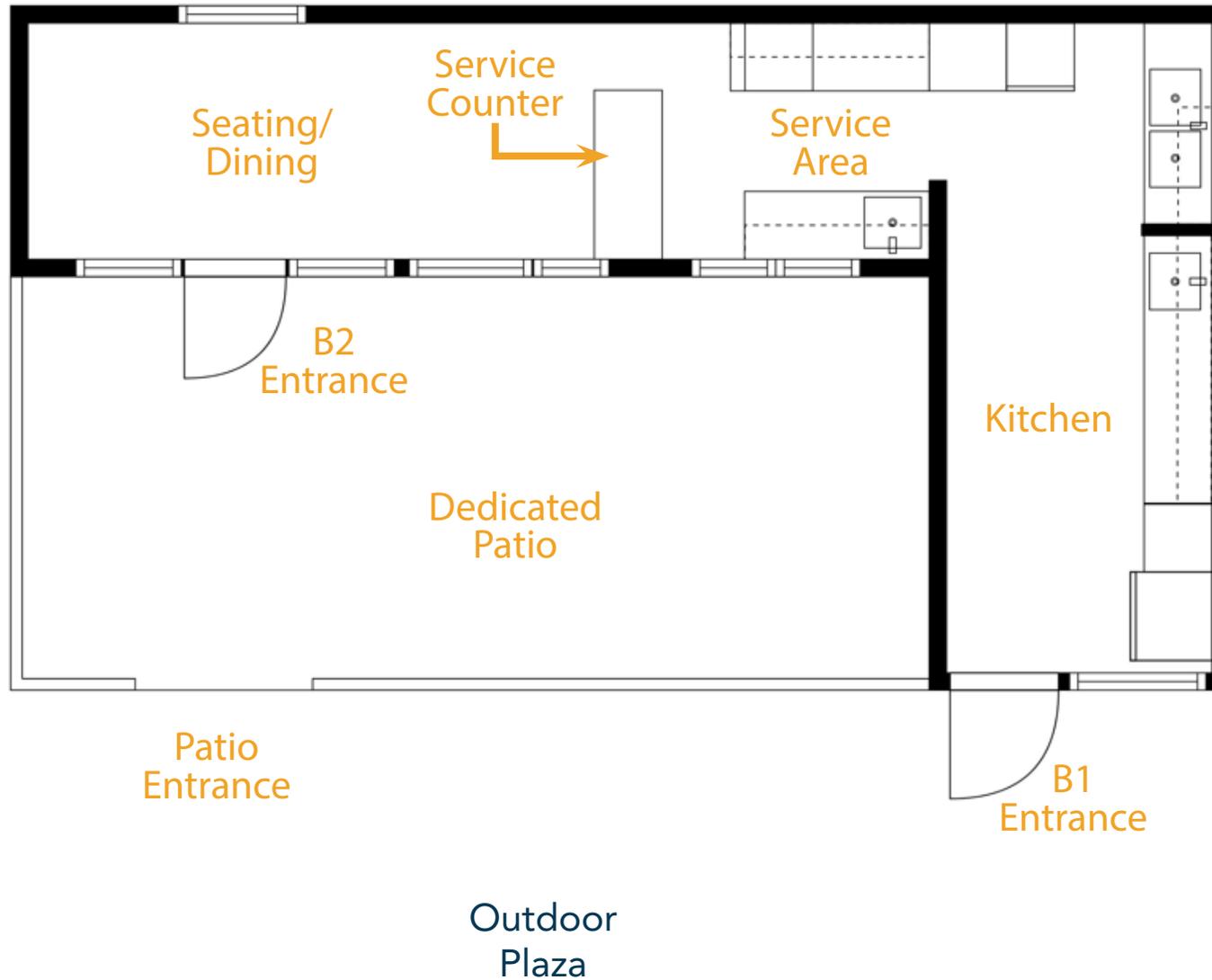


Kitchen



Service Counter

SUITES B1-B2 | LAYOUT



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SUITE B6 | PHOTOS



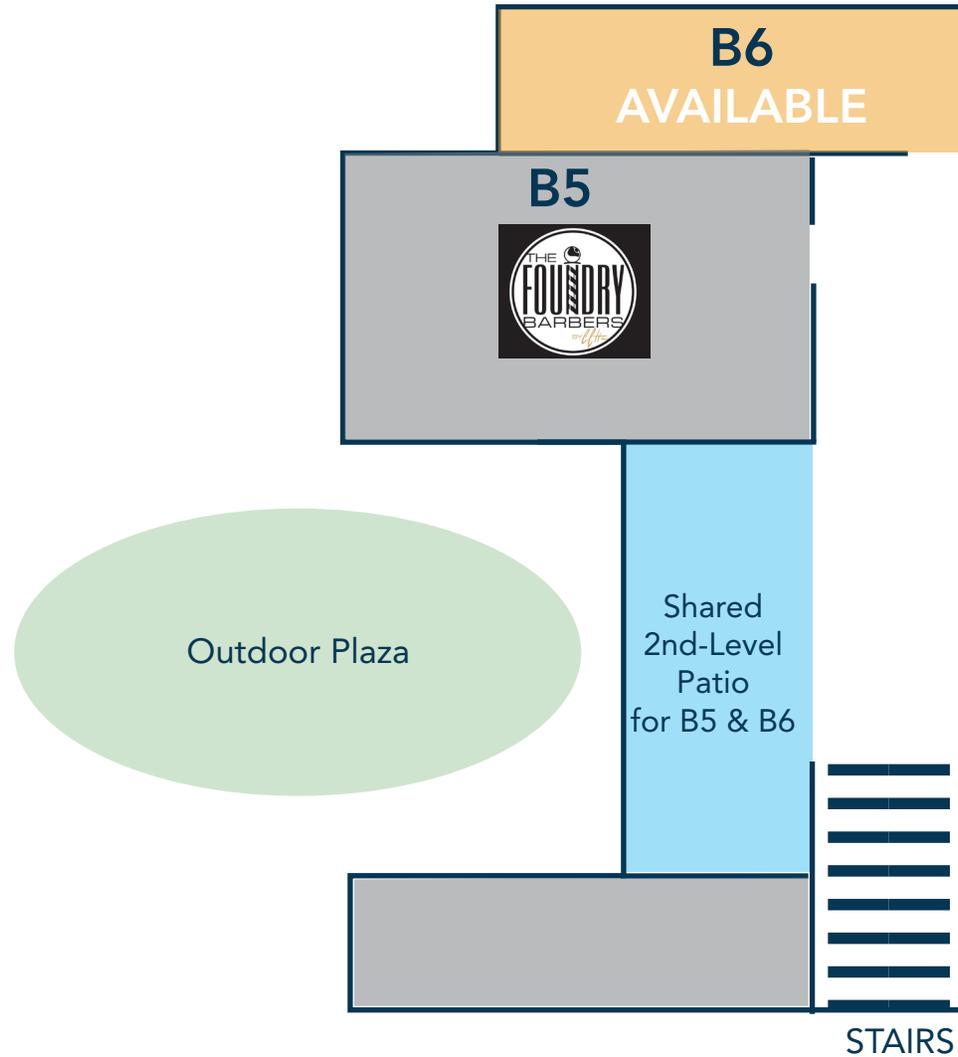
Exterior



Interior



Shared Patio



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