

Space Available:

1,336 SF

Lease Rate:

\$28.50/SF NNN

NNN Rate:

\$19.37/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 115
FORT COLLINS, CO 80524

UNIT 115 | FLOOR PLAN

N COLLEGE AVE

Main
Entrance

OPEN SPACE
1,336 SF

Sink

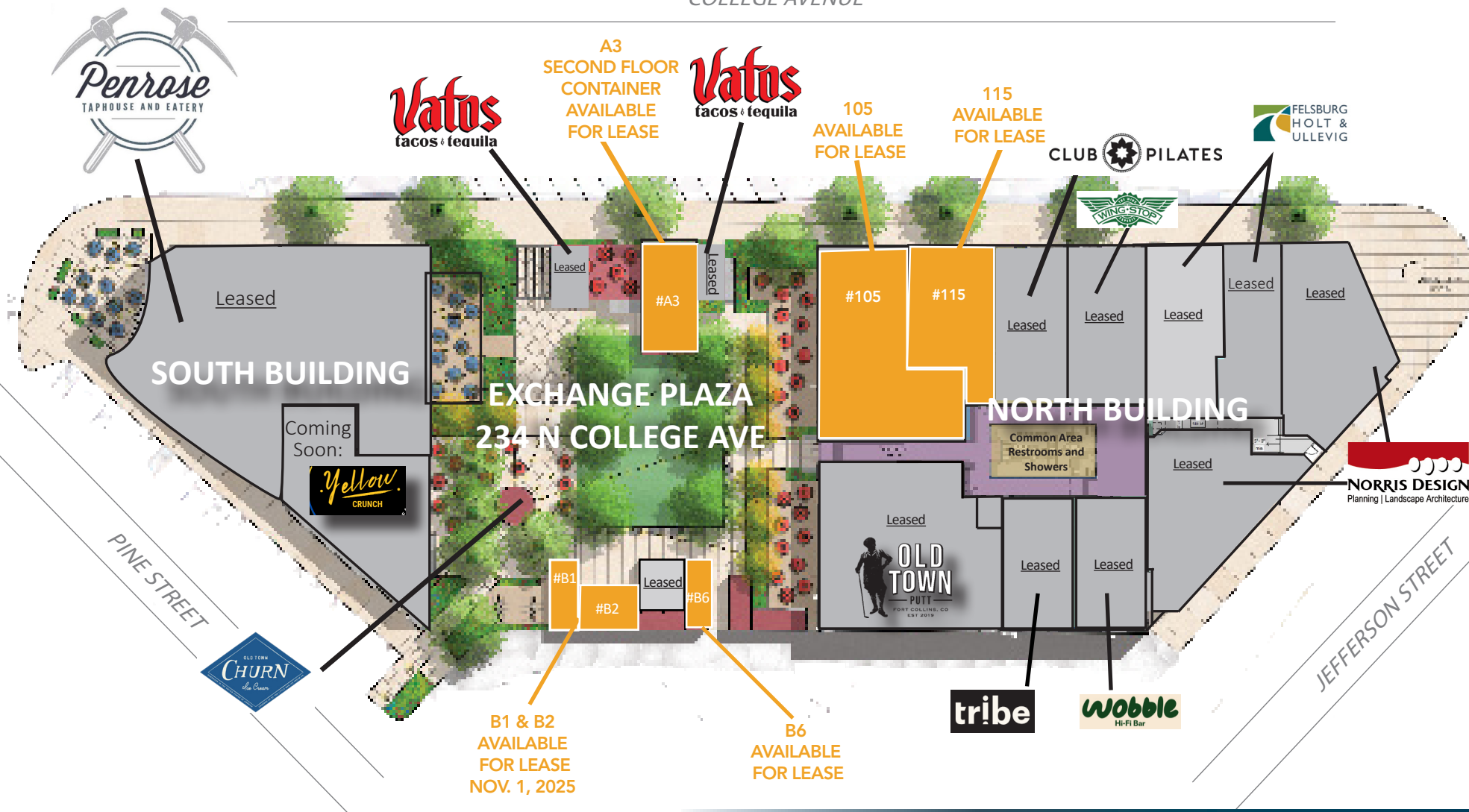
Exit



The information contained in this flyer 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.

UNIT 115 | PROPERTY PHOTOS





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AREA MAP



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