

THE **EXCHANGE**

234 N COLLEGE



waypoint  
REAL ESTATE

Suite A1: 300 SF

Available: Now

Lease Rate: \$2,950.00/mo.

CAM Expenses: \$866.00/mo.

Total: \$3,816.00/mo. gross

*PRIME RETAIL SPOT IN OLD TOWN ALONG COLLEGE AVE FOR LEASE*

- Ordering/serving window facing College Avenue
- Interior window facing the Exchange plaza
- Access to grease trap
- Shared dining patio

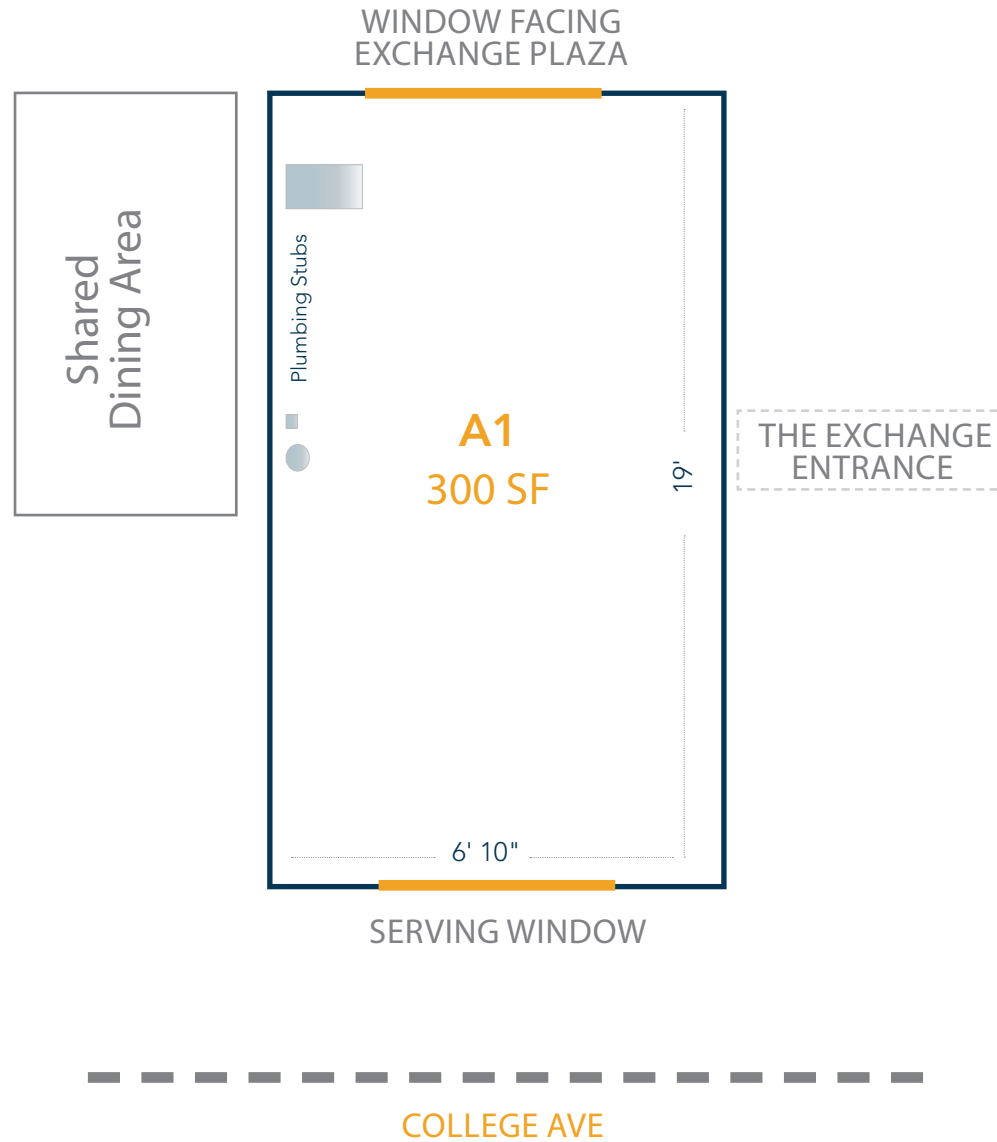
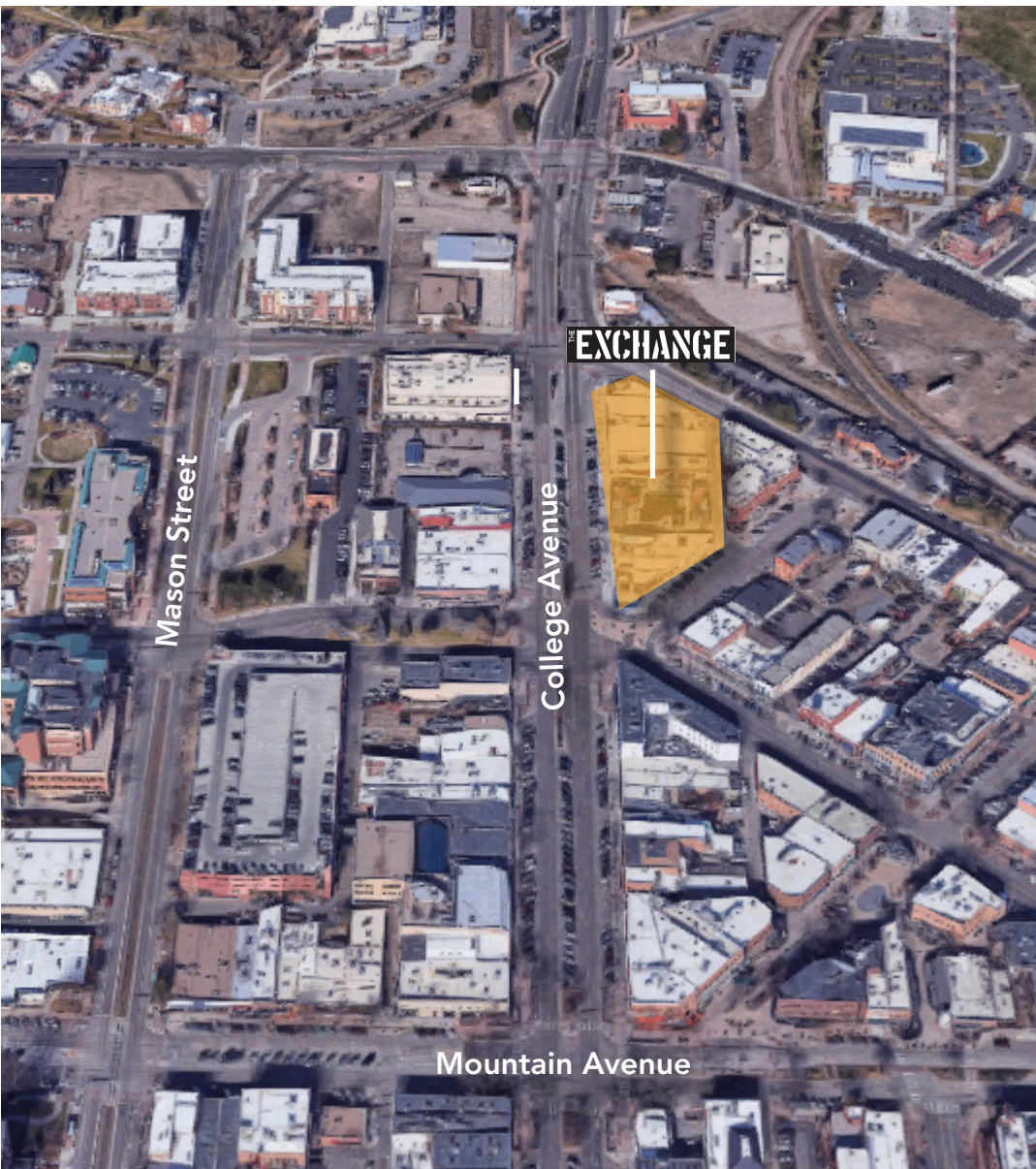
The Exchange is uniquely Fort Collins and a major addition to the vibrancy and character of Old Town. A destination for great food, entertainment, mercantile, and creative outdoor areas, The Exchange creates the perfect fusion of family-friendly leisure and liveliness.

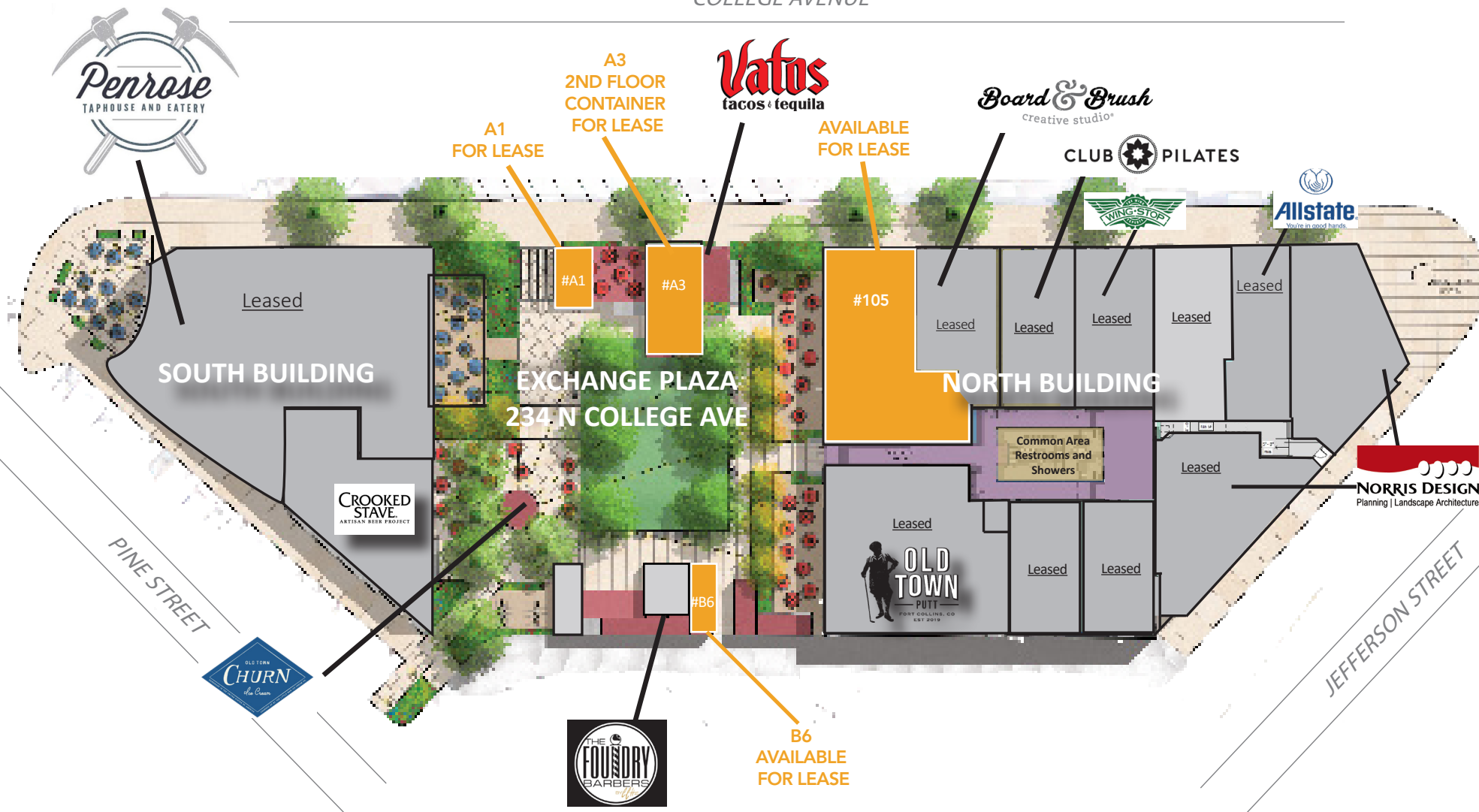




# 234 N COLLEGE - THE EXCHANGE

## LAYOUT





**CONTACT:** Nick Norton, CCIM • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)  
 Jake Arnold • 970-294-5331 • [jarnold@waypointRE.com](mailto:jarnold@waypointRE.com)  
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THE **EXCHANGE**

234 N COLLEGE



waypoint  
REAL ESTATE



Suite A3: 640 SF

Available: Now

Lease Rate: \$1,500.00/mo.

CAM Expenses: \$3,453.00/mo.

Total: \$4,953.00/mo. gross

*PRIME RETAIL SPOT WITH DEDICATED PATIO IN OLD TOWN FOR LEASE*

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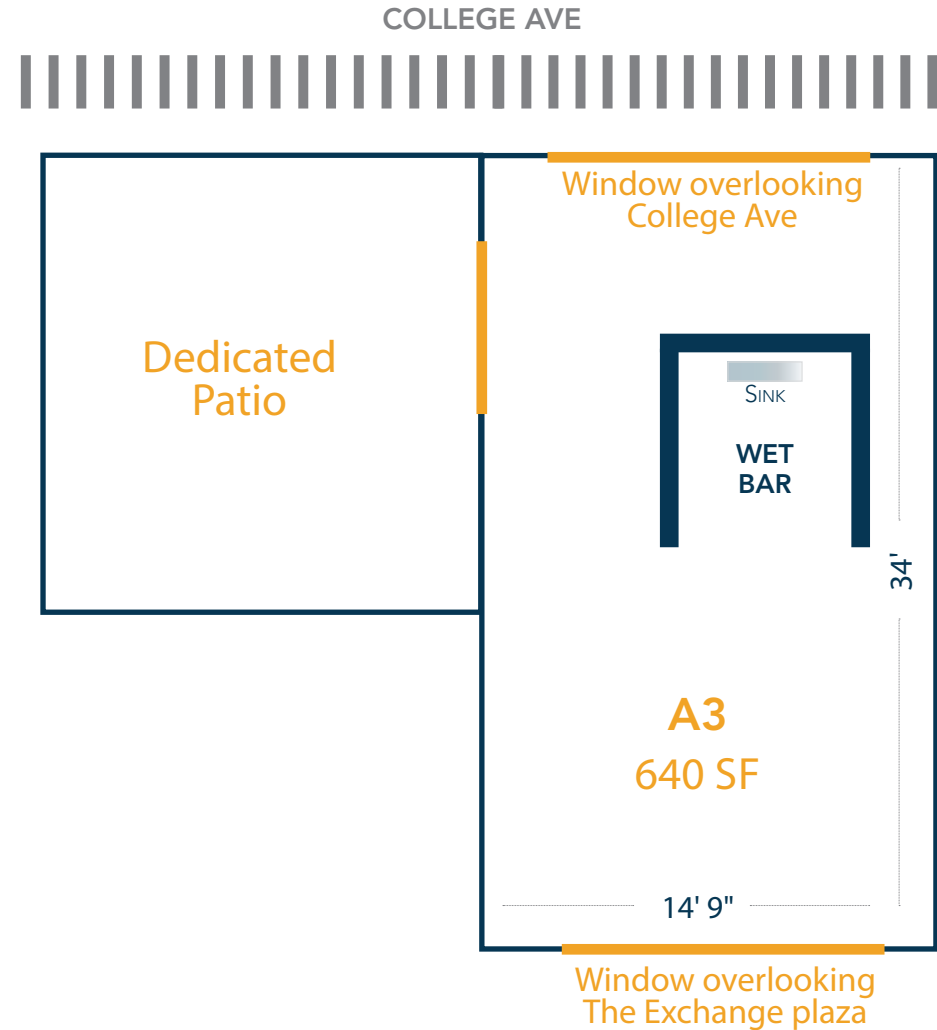
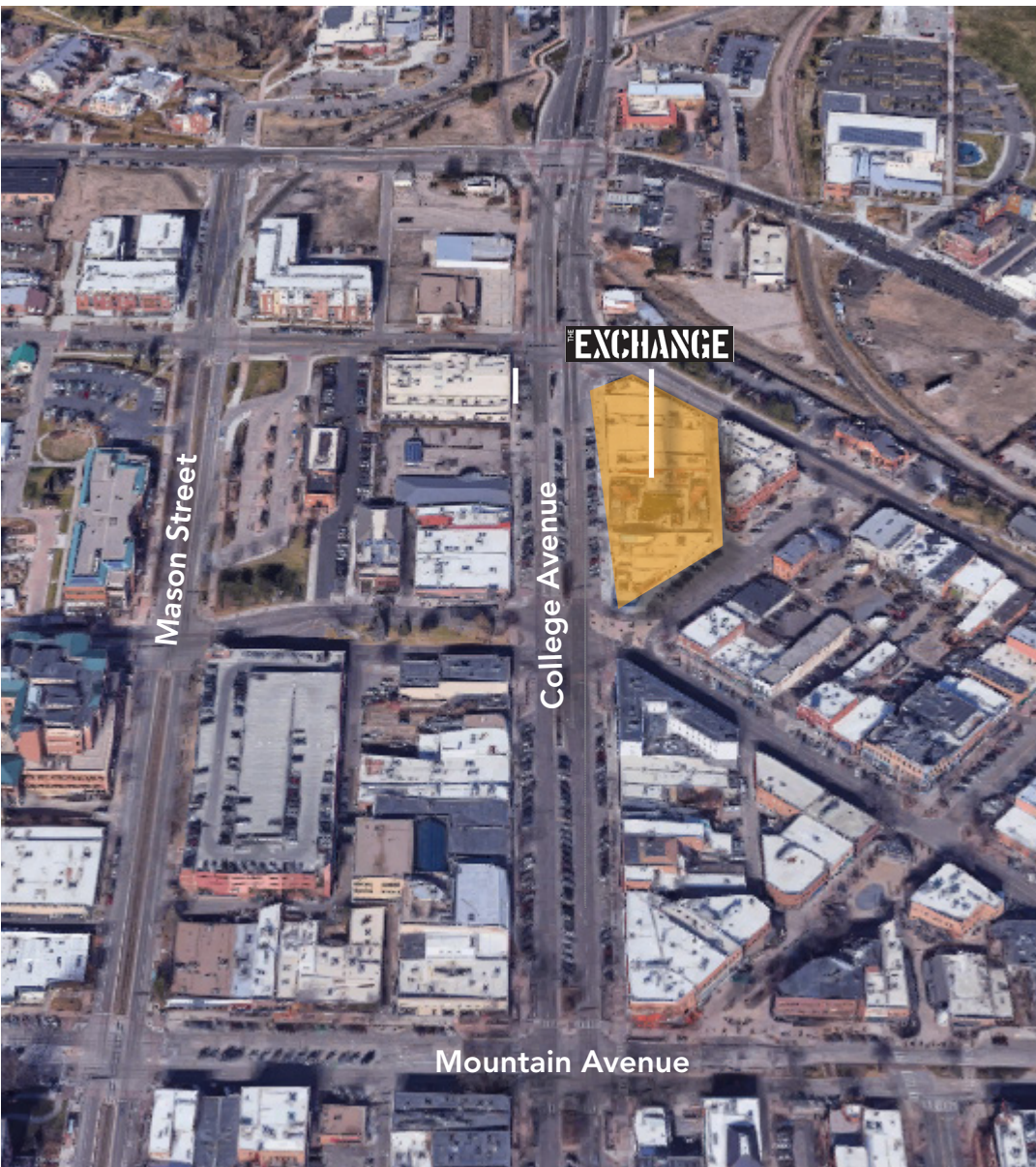
Dedicated Patio

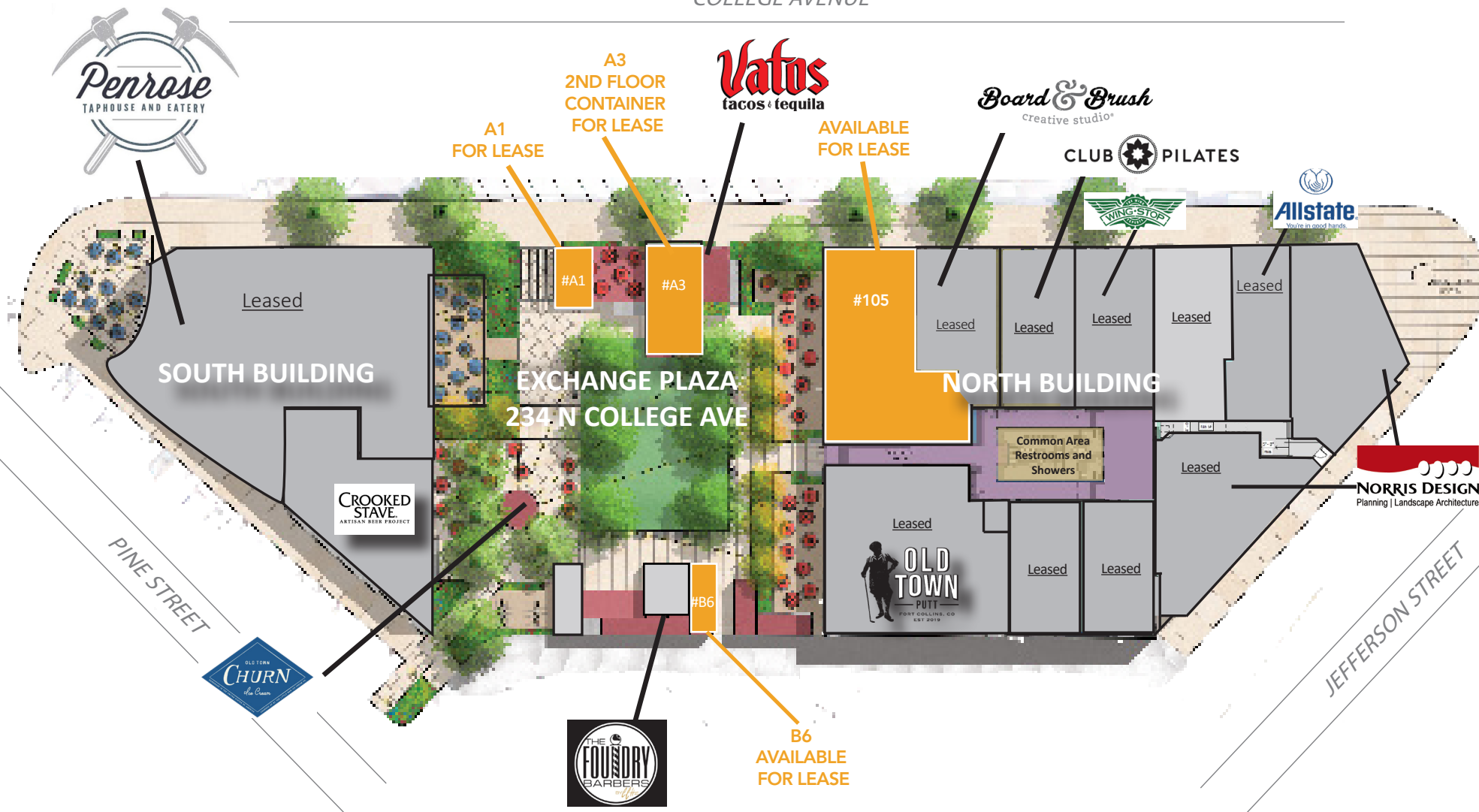




# 234 N COLLEGE - THE EXCHANGE

## SPACE LAYOUT





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NICK NORTON, CCIM / JAKE ARNOLD / JOSH GUERNSEY

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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.



THE **EXCHANGE**

234 N COLLEGE



Suite B6: 213 SF

Available: Now

Lease Rate: \$979.00 / mo.

CAM Expenses: \$593.11 / mo.

Total: \$1,572.11 / mo.

- Tenant pays electric separately
- Usable SF: 160

PRIME RETAIL 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.



Exterior



Interior

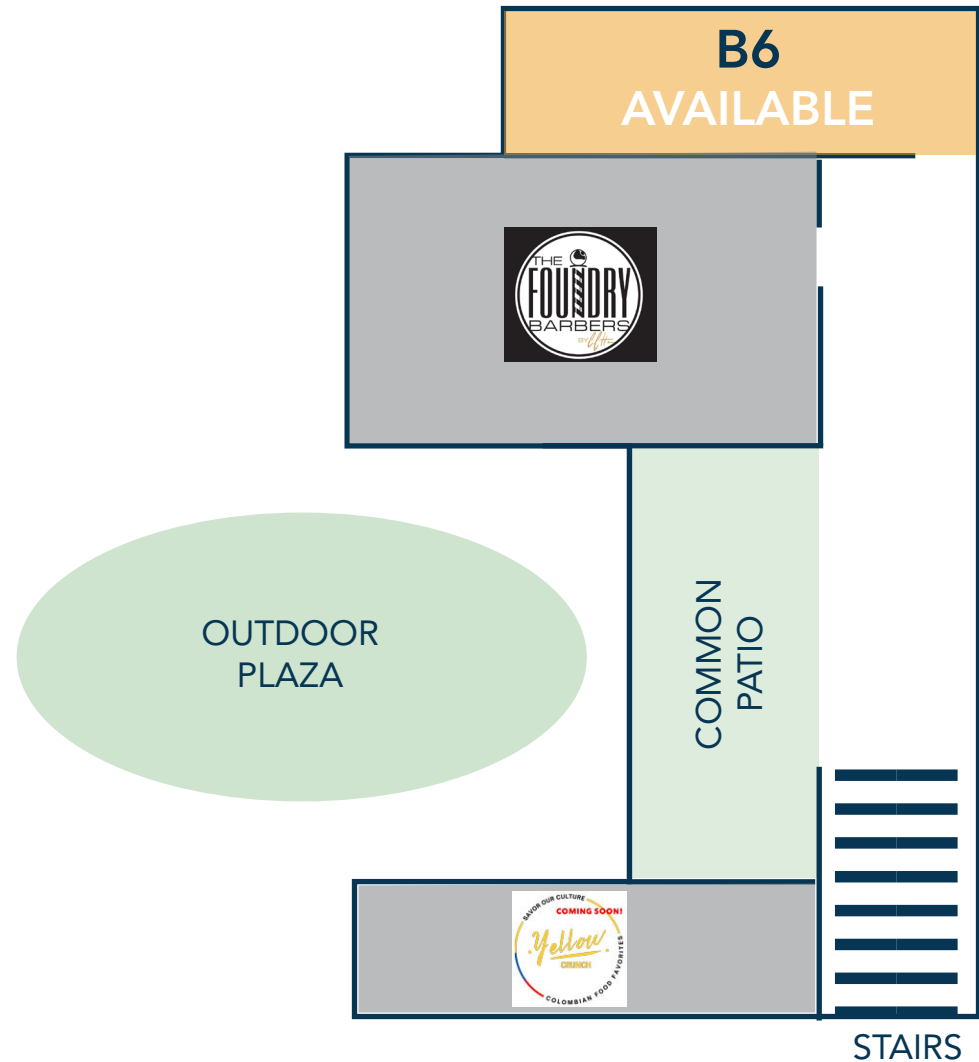
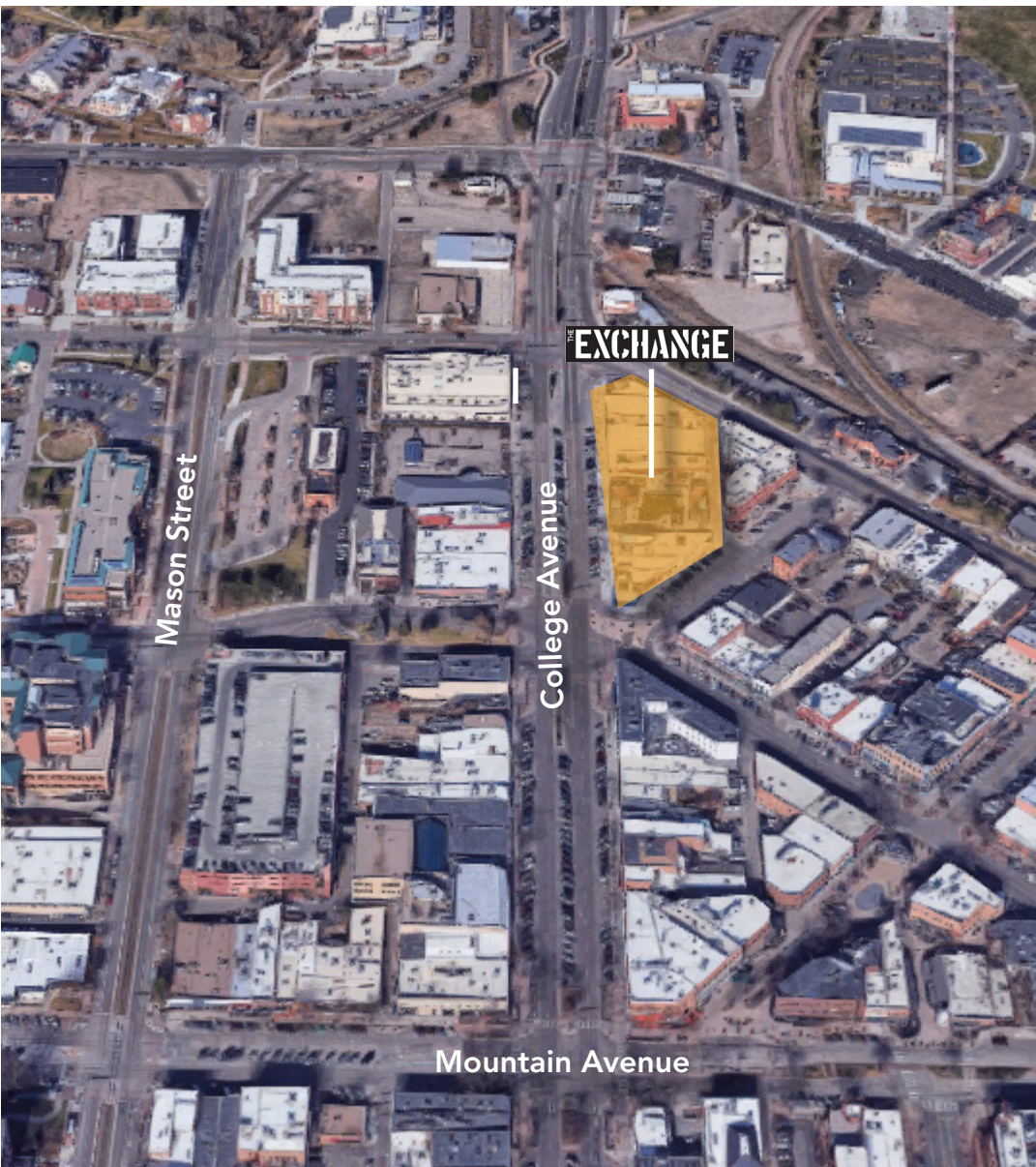


Shared Patio

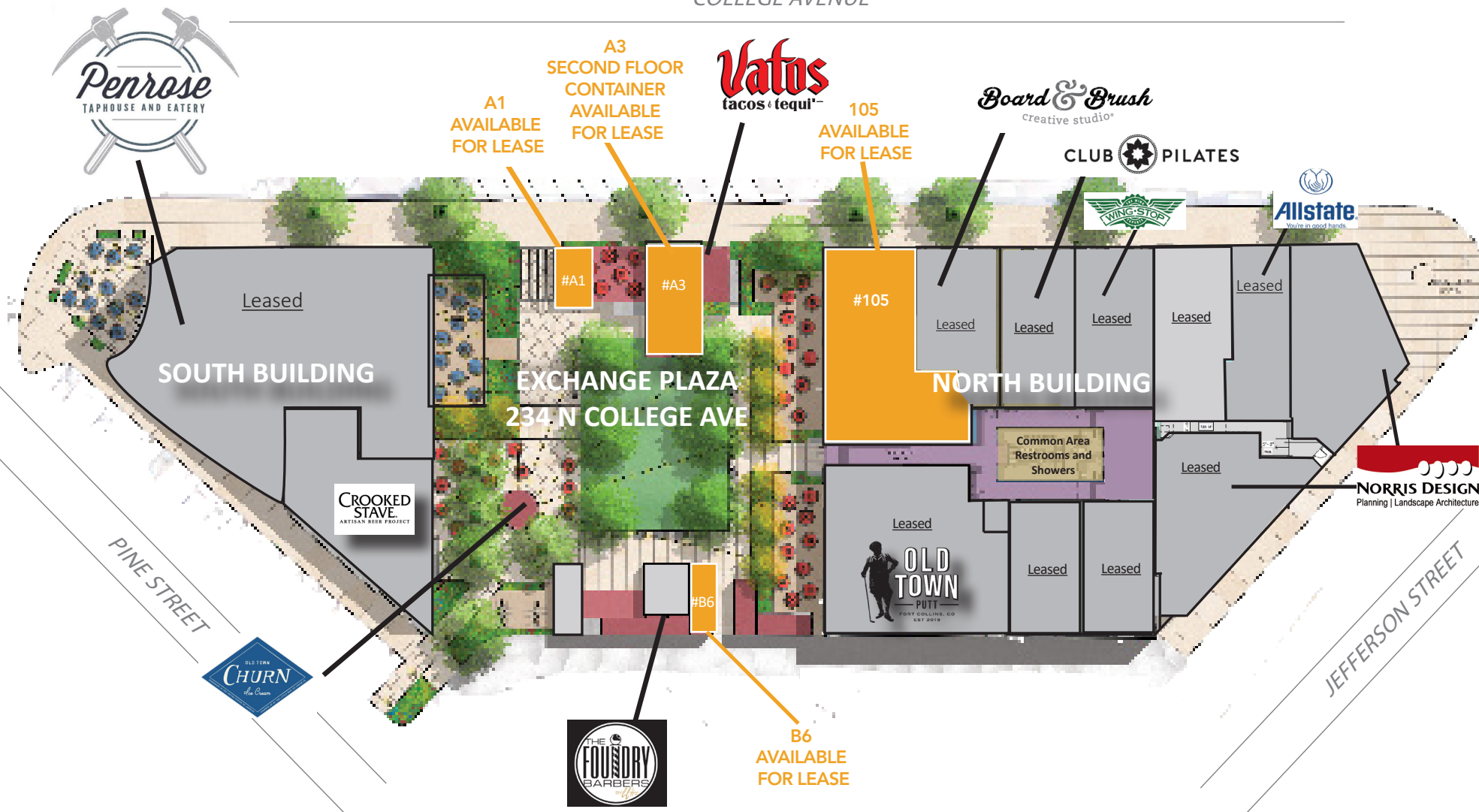


# 234 N COLLEGE - THE EXCHANGE

## SPACE LAYOUT







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## Space Available:

1,061 SF – 3,046 SF\*

\*Minimum avail space is usable square footage. See below 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

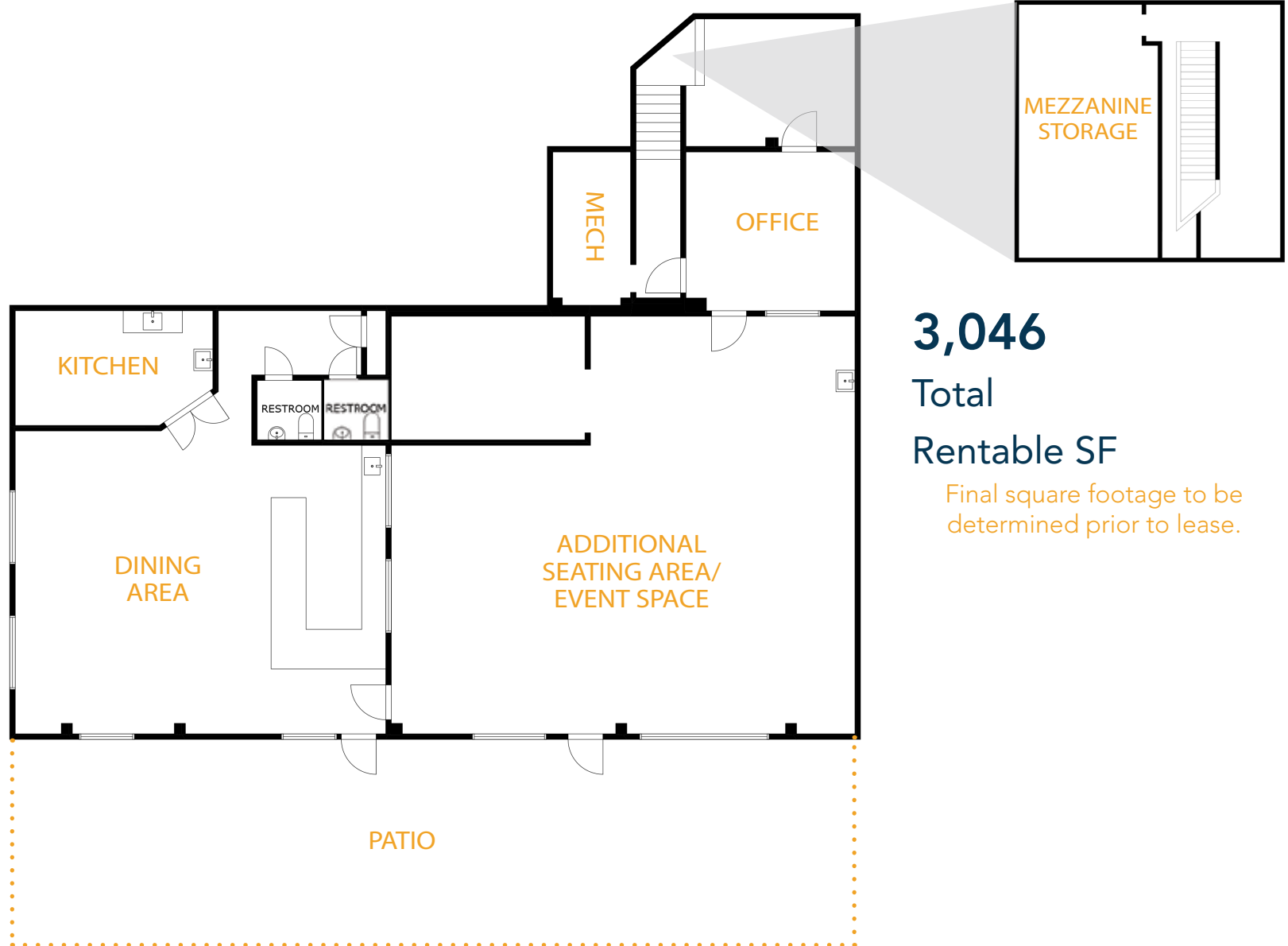


**244 N COLLEGE AVE**  
**UNIT 105**  
**FORT COLLINS, CO 80524**



# FLOOR PLAN

N COLLEGE AVE



**3,046**

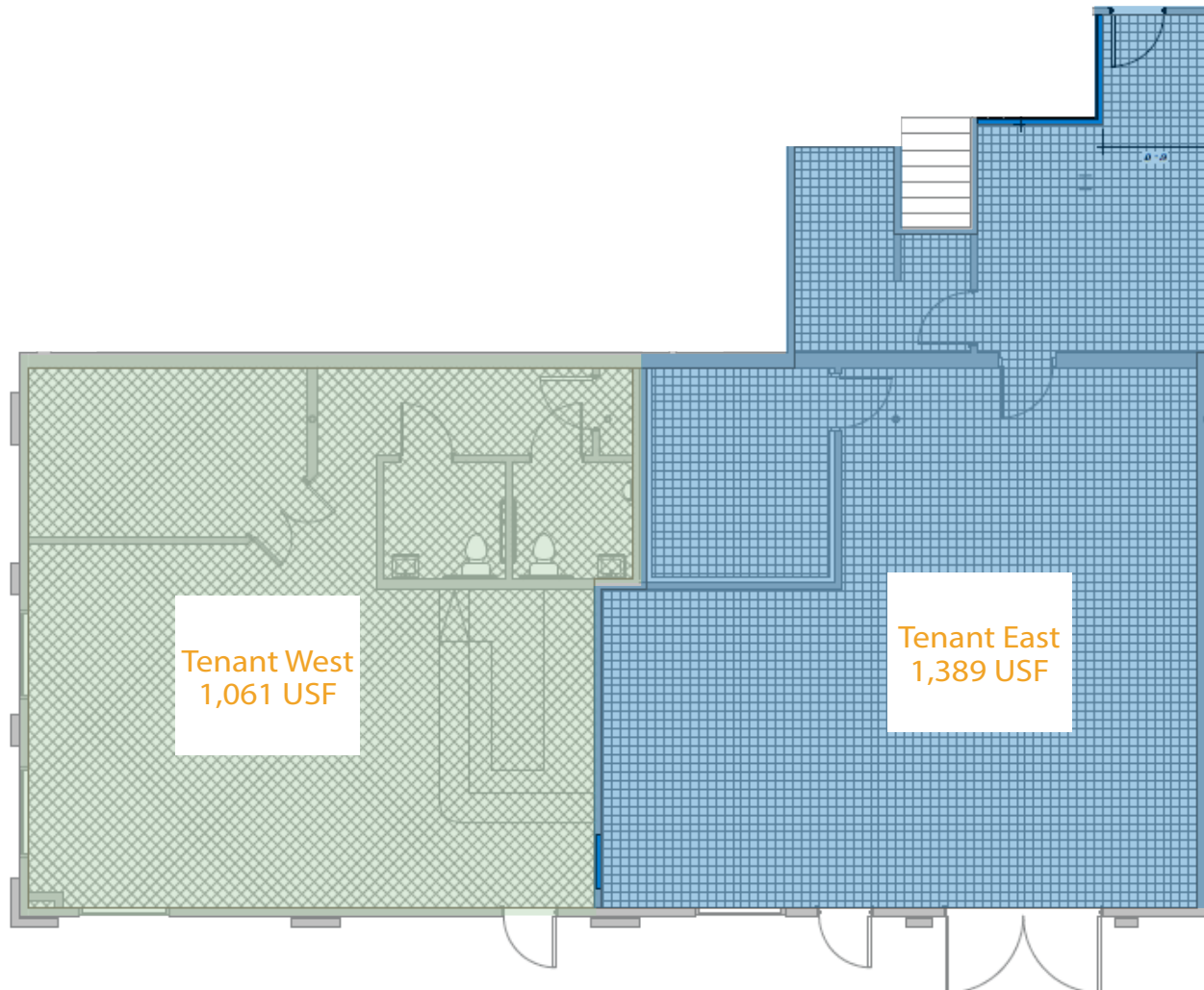
Total

Rentable SF

Final square footage to be determined prior to lease.



N COLLEGE AVE



Square footages given are usable only.

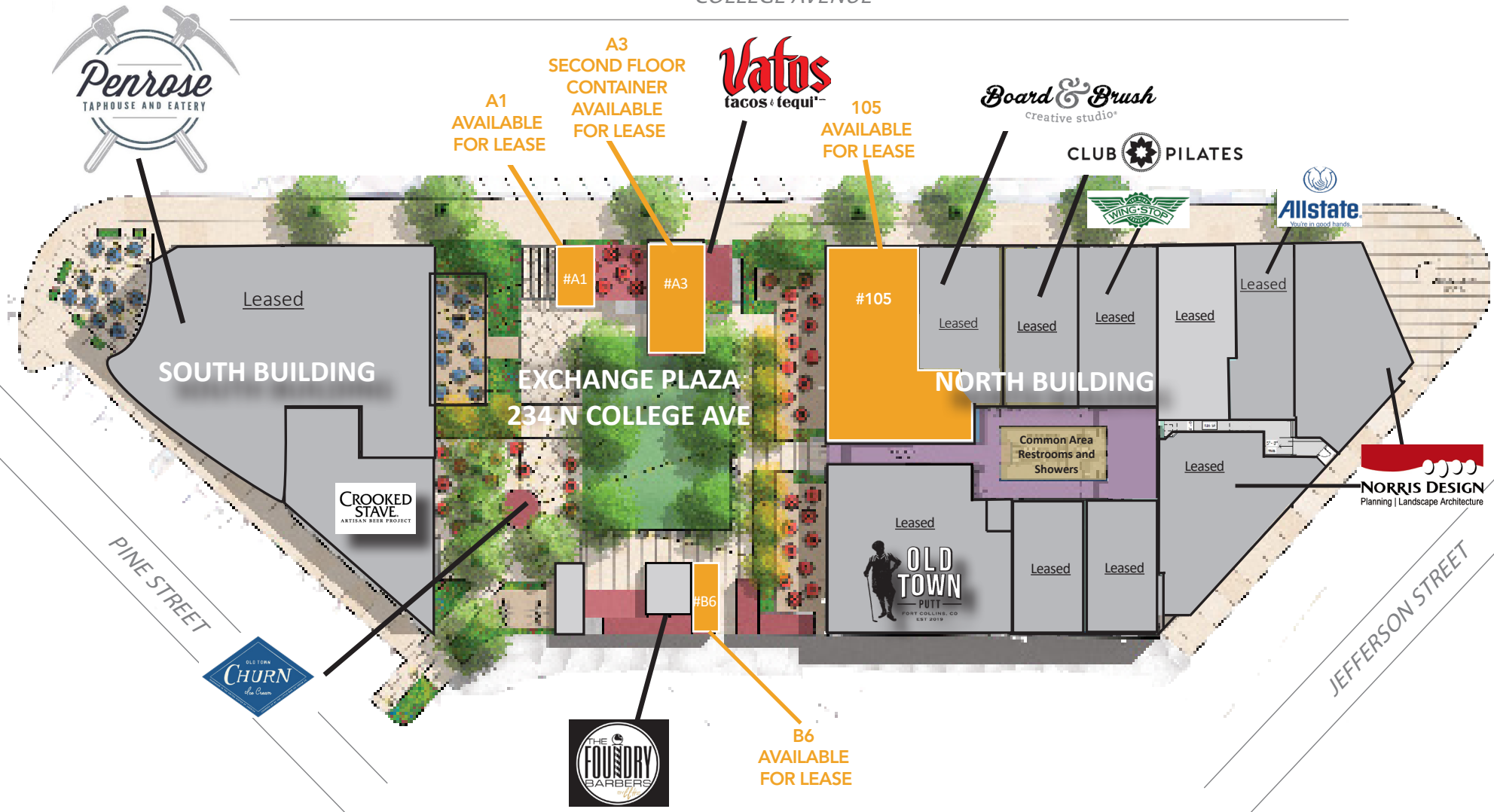
Final square footage to be determined prior to lease.



# PROPERTY PHOTOS







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# AREA MAP



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