

THE
EXCHANGE

244 N COLLEGE



Suite 140: 1,526 SF

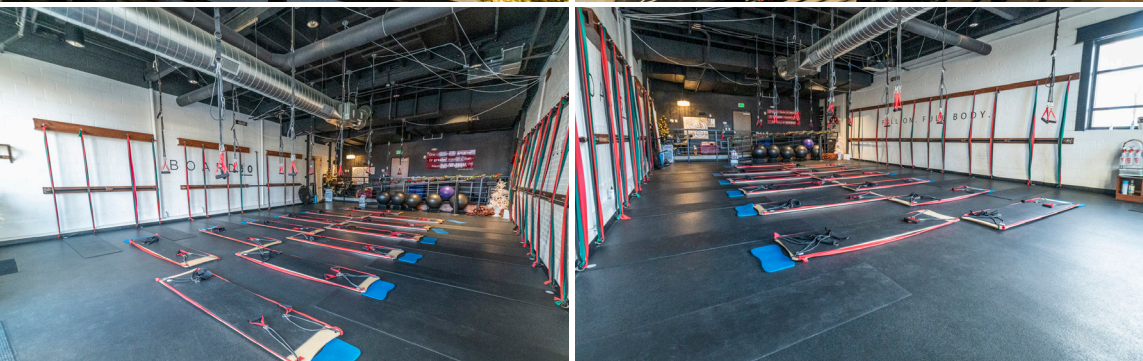
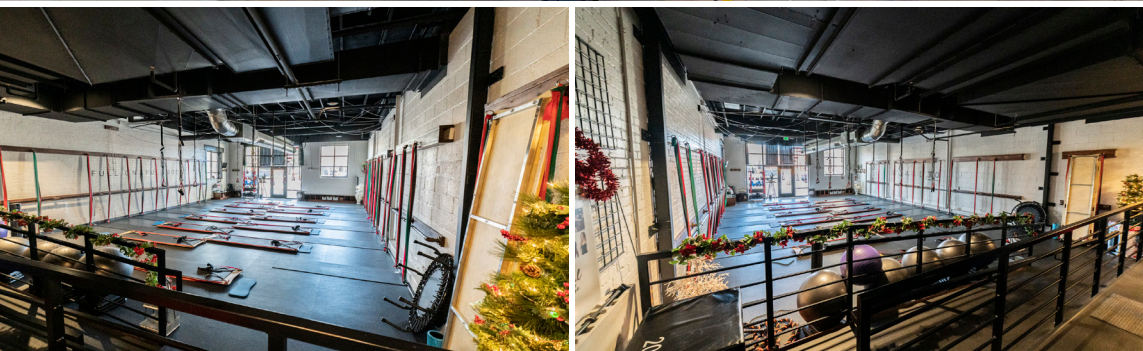
Available: Now

Lease Rate: \$20.00 / SF Base
\$14.82 / SF NNN
\$4,427.94 / 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.

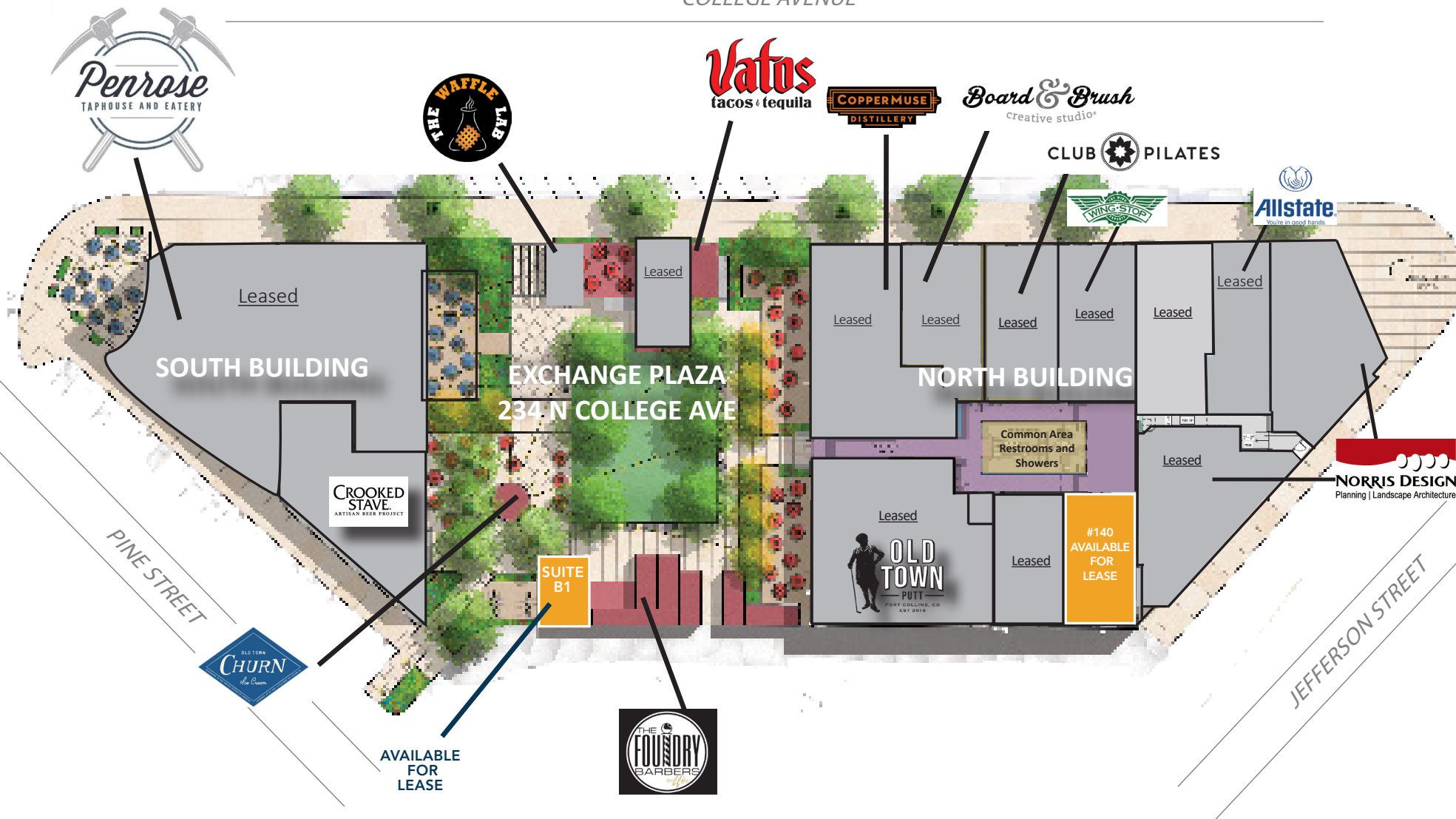




FLOOR PLAN



COLLEGE AVENUE



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