JOIN FORT COLLINS' FIRST ENTERTAINMENT DISTRICT!

THE EXCHANGE

Retail | Restaurant | Office

Location	216, 234, and 244 North College Avenue, Ft. Collins
Space Available	160 - 2,512 SF
Lease Rate	Starting at $20.00/SF See Enclosed Detail
NNN Estimate	Varies by Unit See Enclosed Detail
Zoning	Downtown District (D)

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 creates the perfect fusion of family-friendly leisure and liveliness.

Property Highlights:

- Largest Patios in Old Town
- College Avenue Frontage
- Building Signage Available
- Ample Street Parking and Nearby Parking Garages
- Newly Developed Area in the Heart of Old Town
- Entertainment District

Join:

Vatos tacos & tequila
Penrose TapHouse and Eatery
Board & Brush creative studio
Old Town Putt
Board 30
Copper Muse Distillery
Churn Ice Cream
La Piadina
Chick'nCone
The Foundry Barbers
Allstate You're in good hands.
Club Pilates
Norris Design Planning | Landscape Architecture
Crooked Stave

Large plaza provides a vibrant urban setting with patios, green spaces, and small food vendors.

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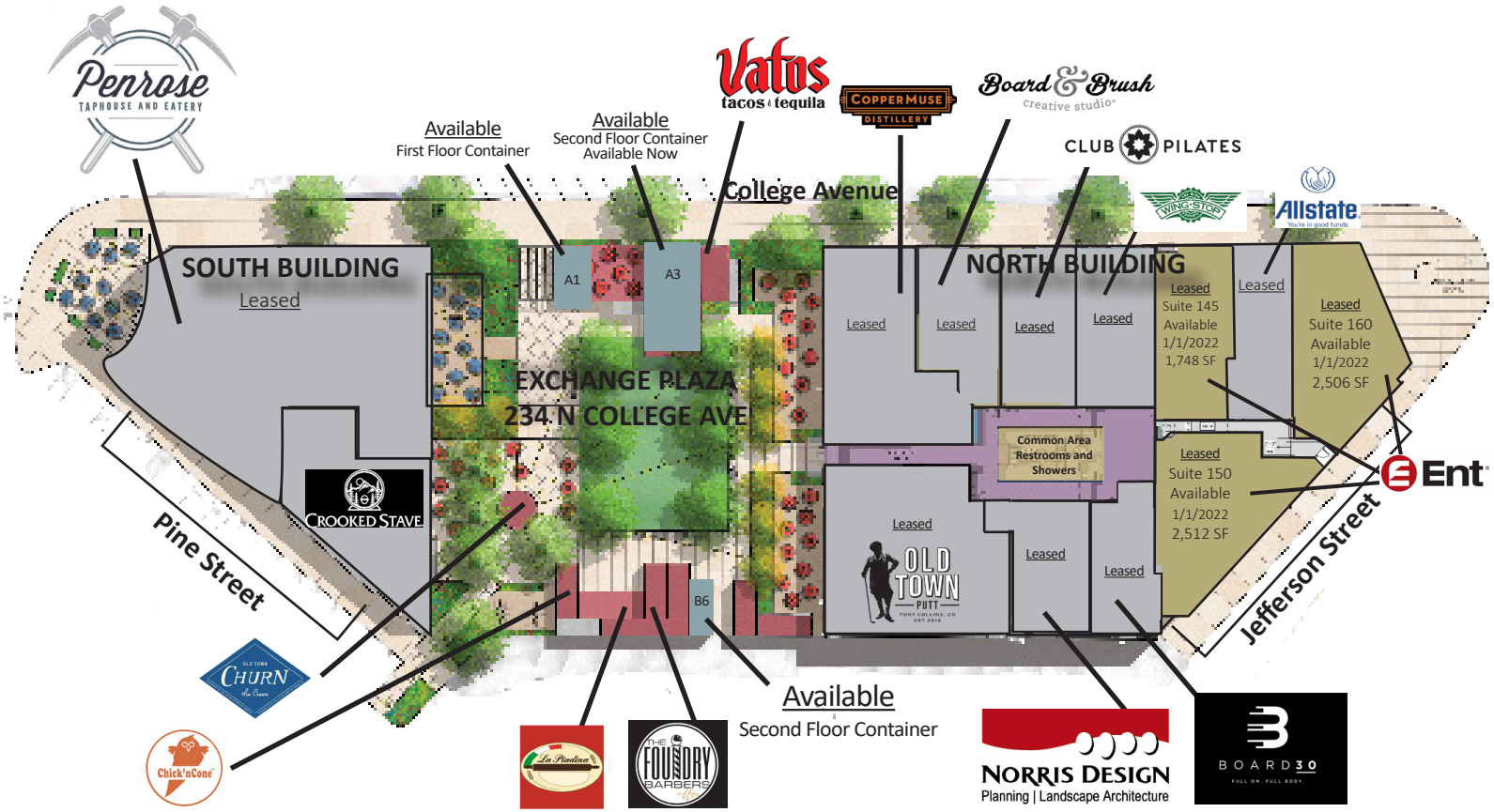
THE EXCHANGE

PROJECT OVERVIEW



Leased	
Available Now	
Coming Available	

Available:

Restaurant/Retail:	1,748 - 2,506 SF
Creative Office:	1,748 - 2,512 SF

Containers starting at 160 SF

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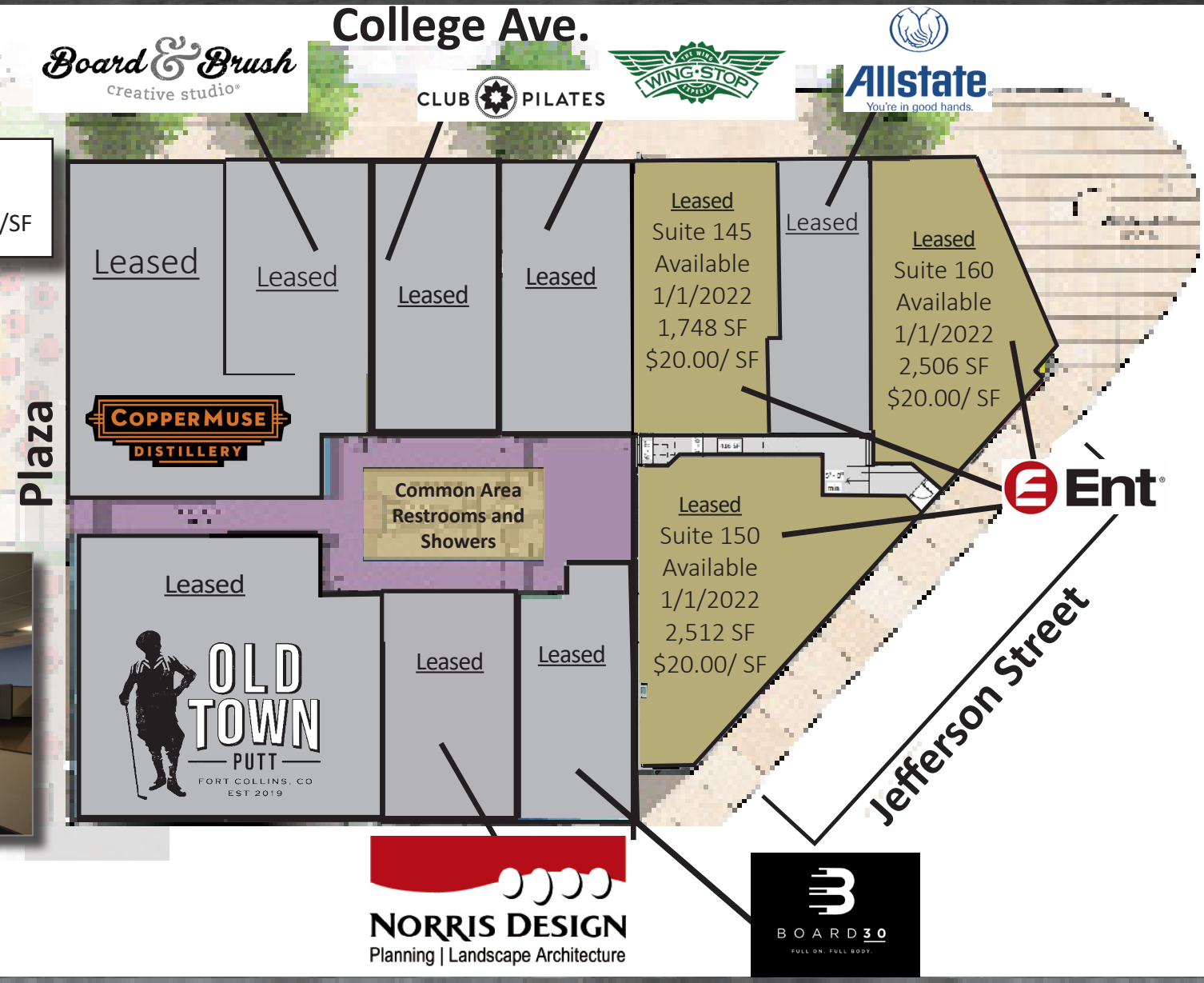
THE EXCHANGE

NORTH BUILDING DETAIL

Estimated NNN Summary:
Office and Retail
(Non Plaza Frontage): $10.69/SF



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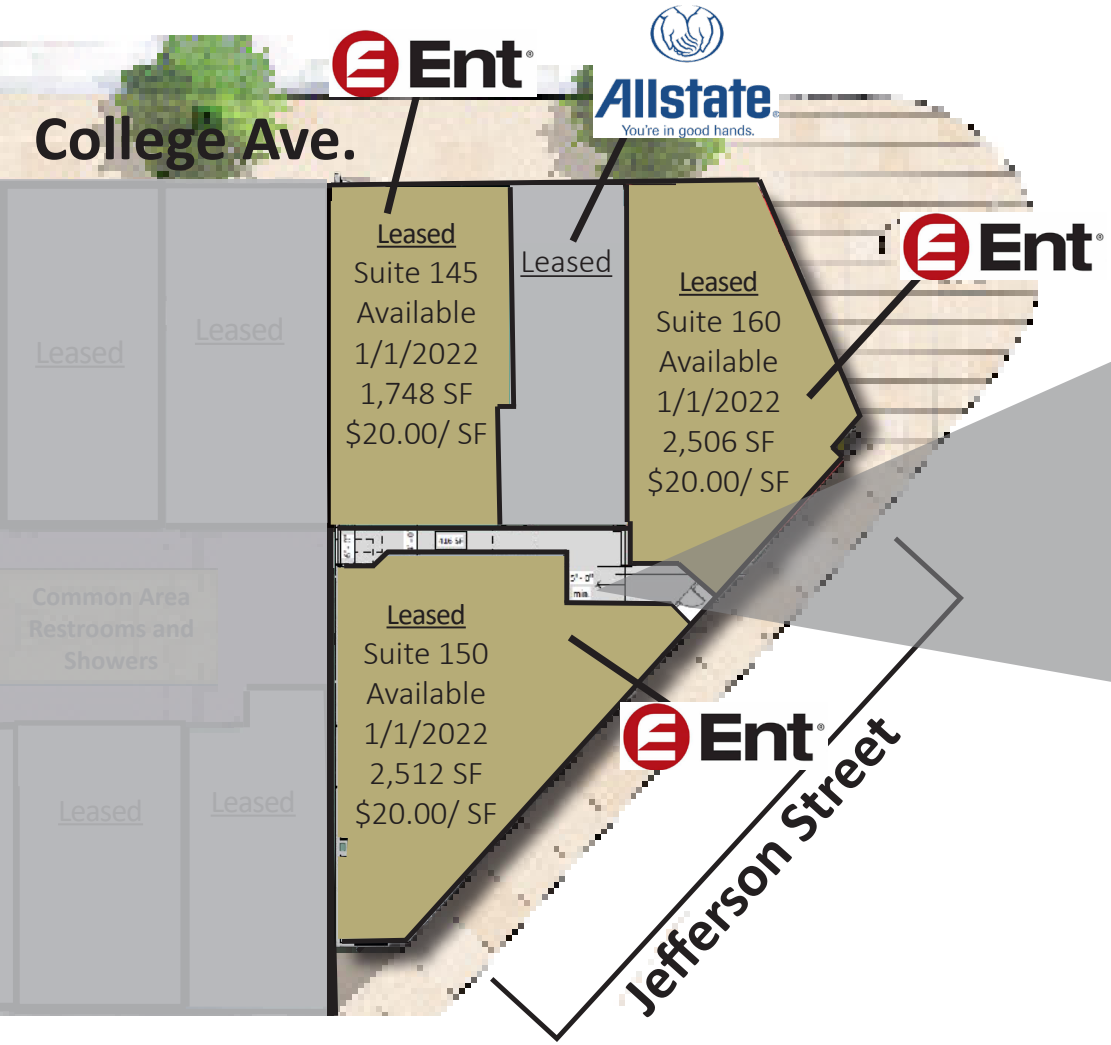
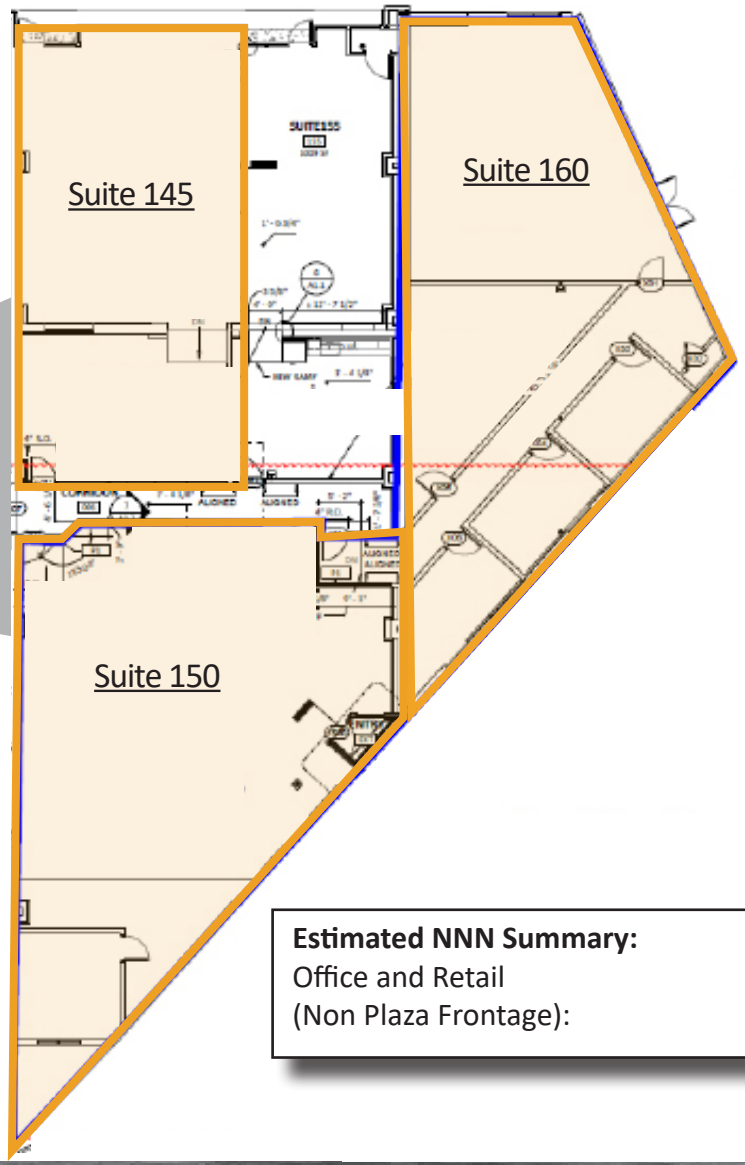
THE EXCHANGE

NORTH BUILDING DETAIL CONT.



Updated Constuction Drawings



Estimated NNN Summary:
Office and Retail
(Non Plaza Frontage): $10.69/SF

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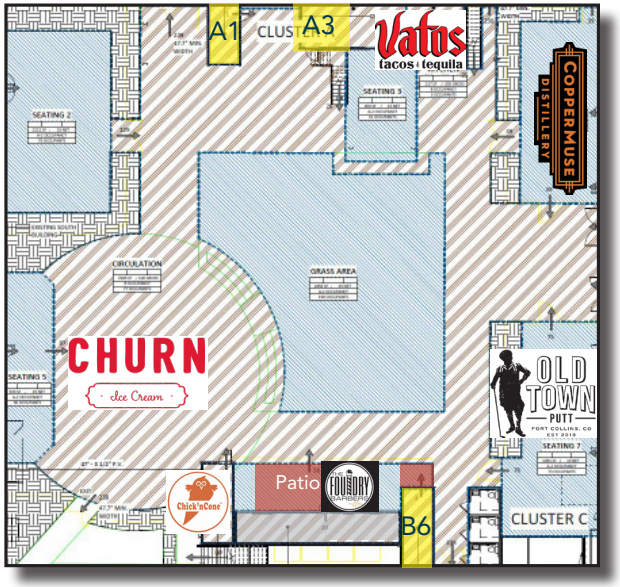
THE EXCHANGE

PLAZA FRONTING CONTAINERS



Container A1: (125 SF)	$3,500/mo
Common Area Maintenance:	$608.75/mo
Total Monthly Rate:	**$4,108.75/mo**
Container A3: (640 SF)	$3,500/mo
Common Area Maintenance:	$2,566/mo
Total Monthly Rate:	**$6,006/mo**
Container B6: (8ftx20ft)	$950/mo
Common Area Maintenance:	$398/mo
Total Monthly Rate:	**$1,348/mo**

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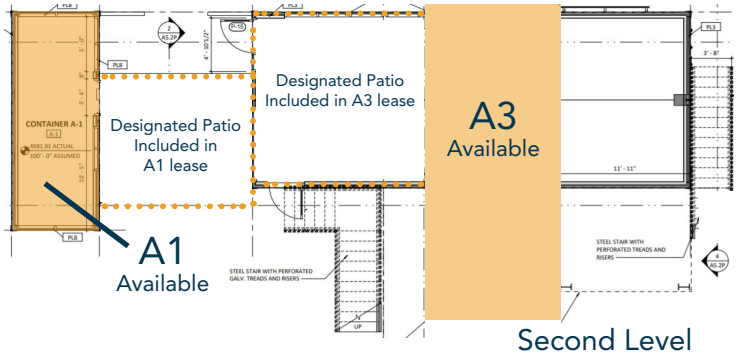
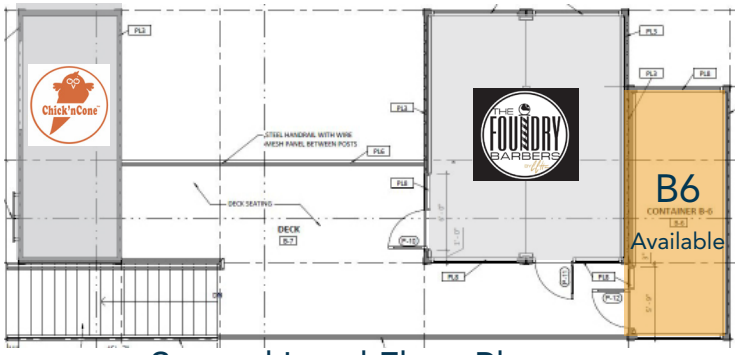
West Plaza

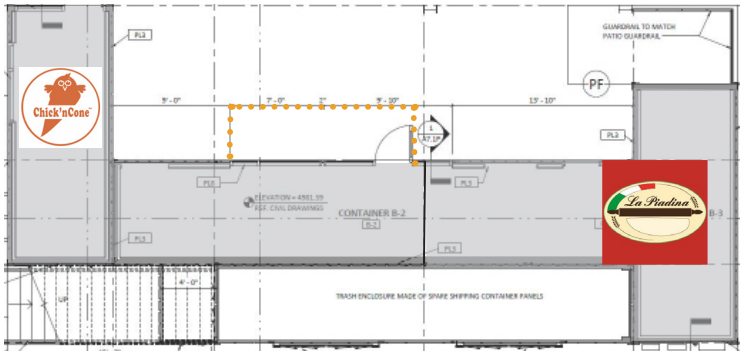
First Level



East Plaza



Second Level Floor Plan



Lower Level Floor Plan

THE EXCHANGE

COMMUNITY GATHERING PLACE - EXCHANGE PLAZA

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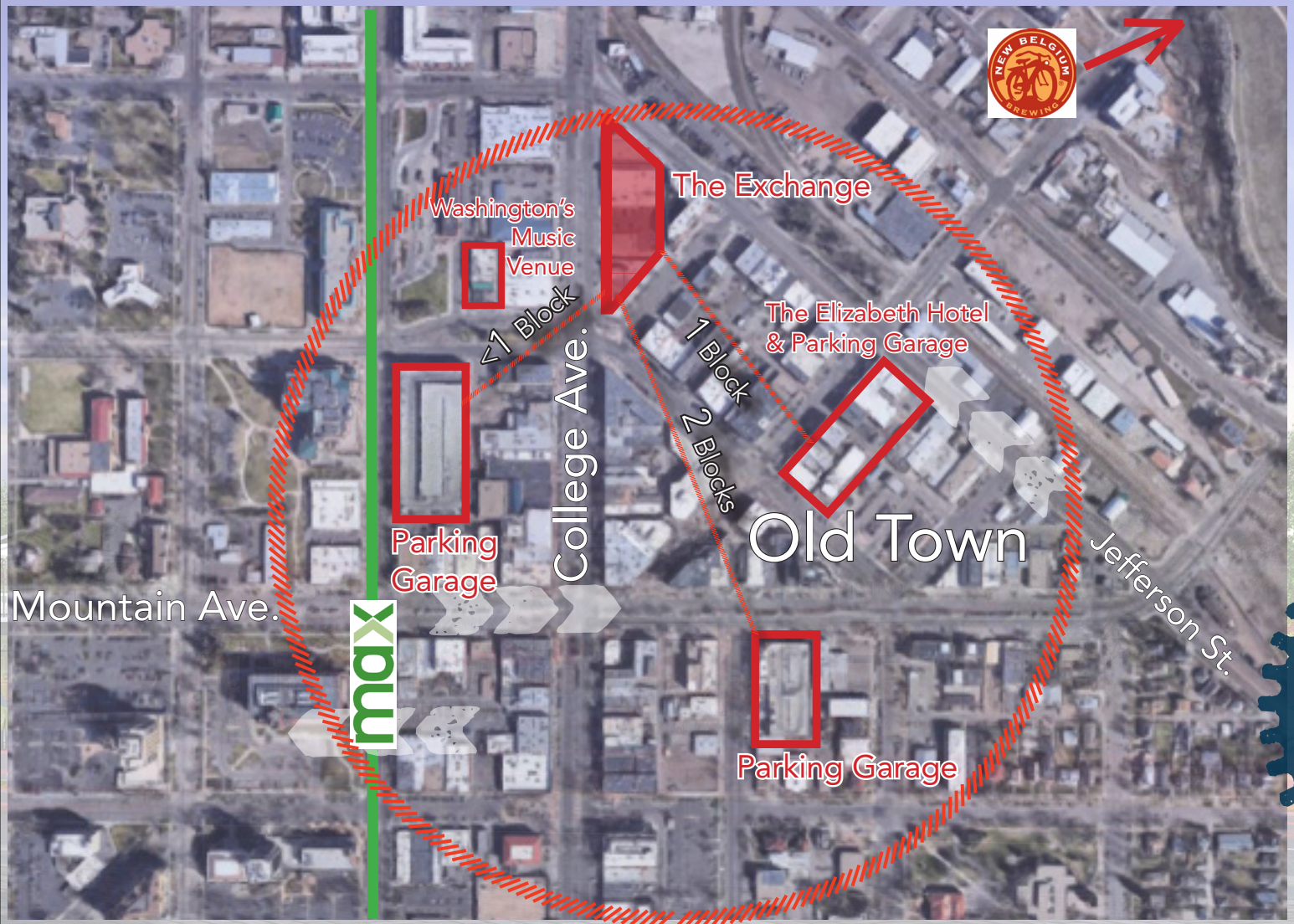
THE EXCHANGE

NEIGHBORHOOD AND PARKING



Nearby Amenities Include:

- Garage Parking
  3 existing parking garages within 4 blocks
- Public Transit
  Located on the MAX north transit hub
- Employers
  Surrounded by downtown employers including the City of Fort Collins, Larimer County, OtterBox and Woodward Governor

Nearest Parking Garage 600 Feet Away

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THE EXCHANGE

AREA MAP

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