

THE  
**EXCHANGE**

244 N COLLEGE



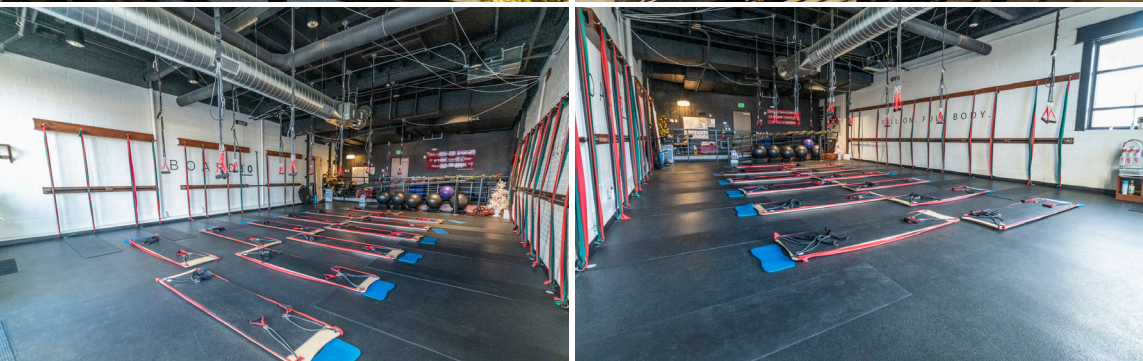
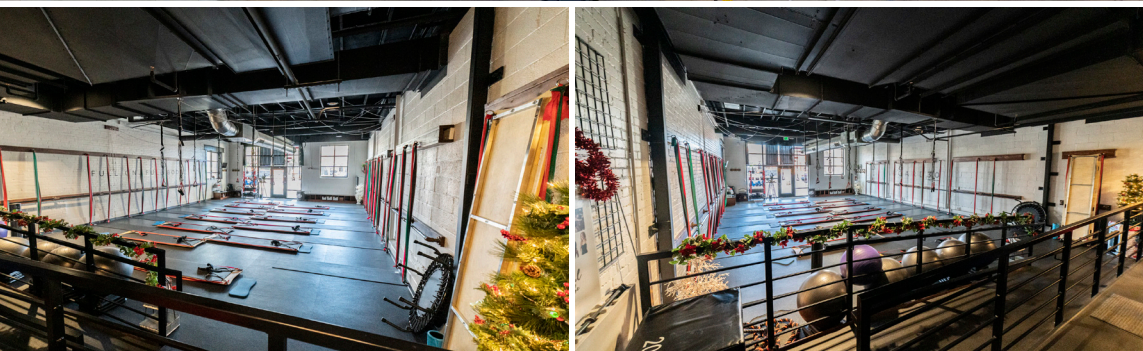
Suite 140: 1,526 SF

Available: Now

Sublease 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*

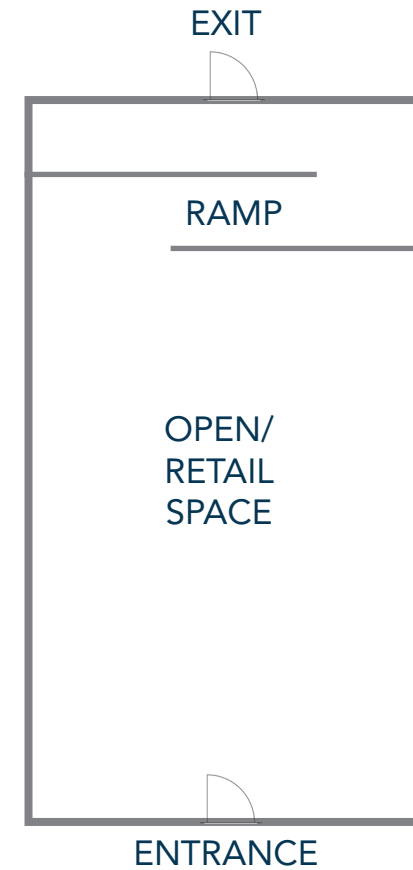
The Exchange is uniquely Fort Collins and a major addition to the vibrancy and character of Old Town. A destination for great food, entertainment, mercantile and creative outdoor areas - the Exchange creates the perfect fusion of family-friendly leisure and liveliness.







## FLOOR PLAN



COLLEGE AVENUE

