

# 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.

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

## Property Highlights:

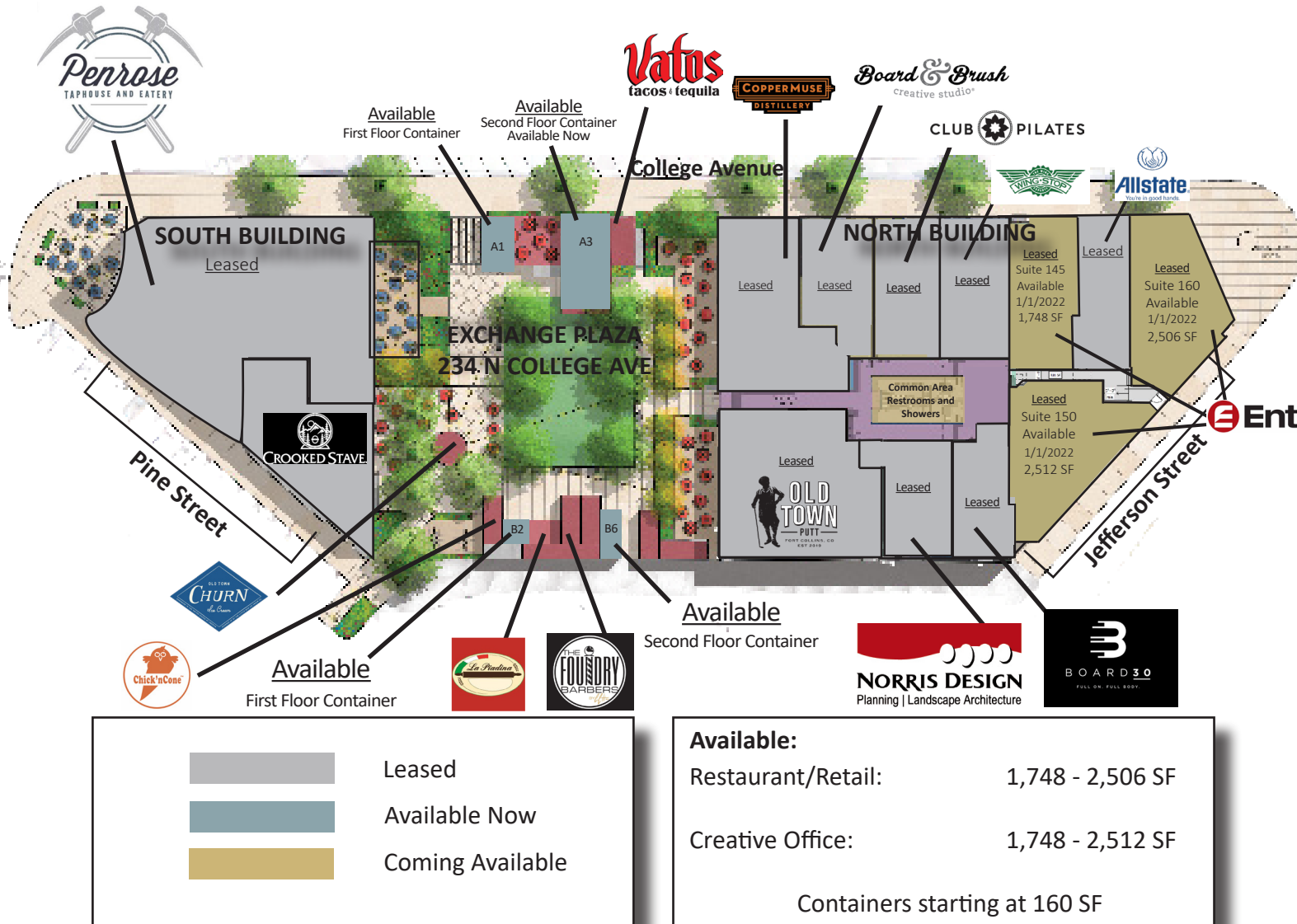
- Largest Patios in Old Town
- College Avenue Frontage
- Building Signage Available
- Ample Street Parking and Nearby Parking Garages
- Newly Developed Area in the Heart of Old Town
- Entertainment District

Join:



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### Estimated NNN Summary:

Office and Retail  
(Non Plaza Frontage):

\$10.69/SF



Plaza

Board & Brush  
creative studio®

College Ave.

CLUB PILATES



Allstate  
You're in good hands.

COPPERMUSE  
DISTILLERY

Leased

Leased

Leased

Leased

Leased  
Suite 145  
Available  
1/1/2022  
1,748 SF  
\$20.00/ SF

Leased

Leased  
Suite 160  
Available  
1/1/2022  
2,506 SF  
\$20.00/ SF

Common Area  
Restrooms and  
Showers

Leased

OLD  
TOWN  
PUTT  
FORT COLLINS, CO  
EST 2019

Leased

Leased

Leased  
Suite 150  
Available  
1/1/2022  
2,512 SF  
\$20.00/ SF

Ent

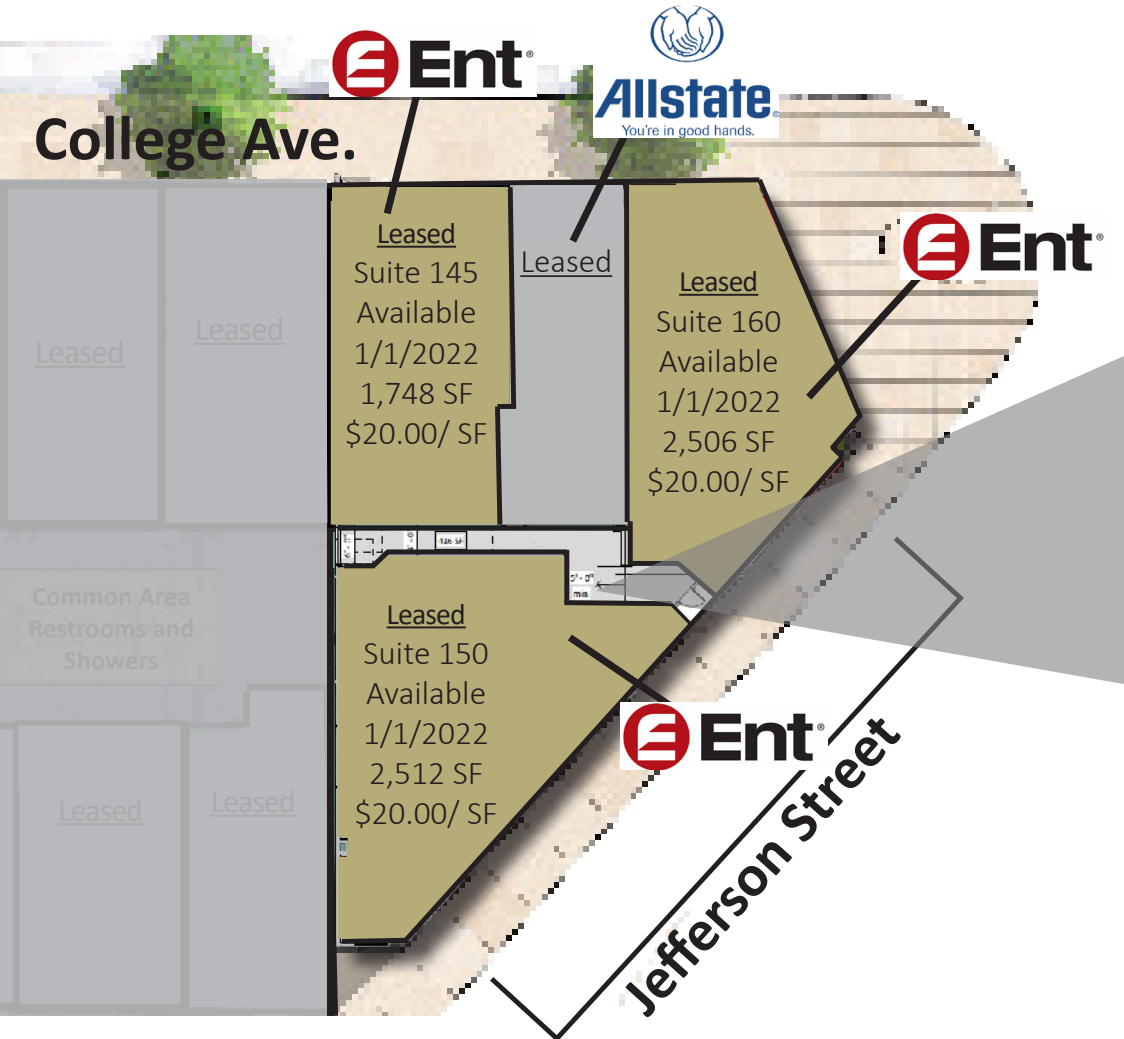
Jefferson Street

NORRIS DESIGN  
Planning | Landscape Architecture

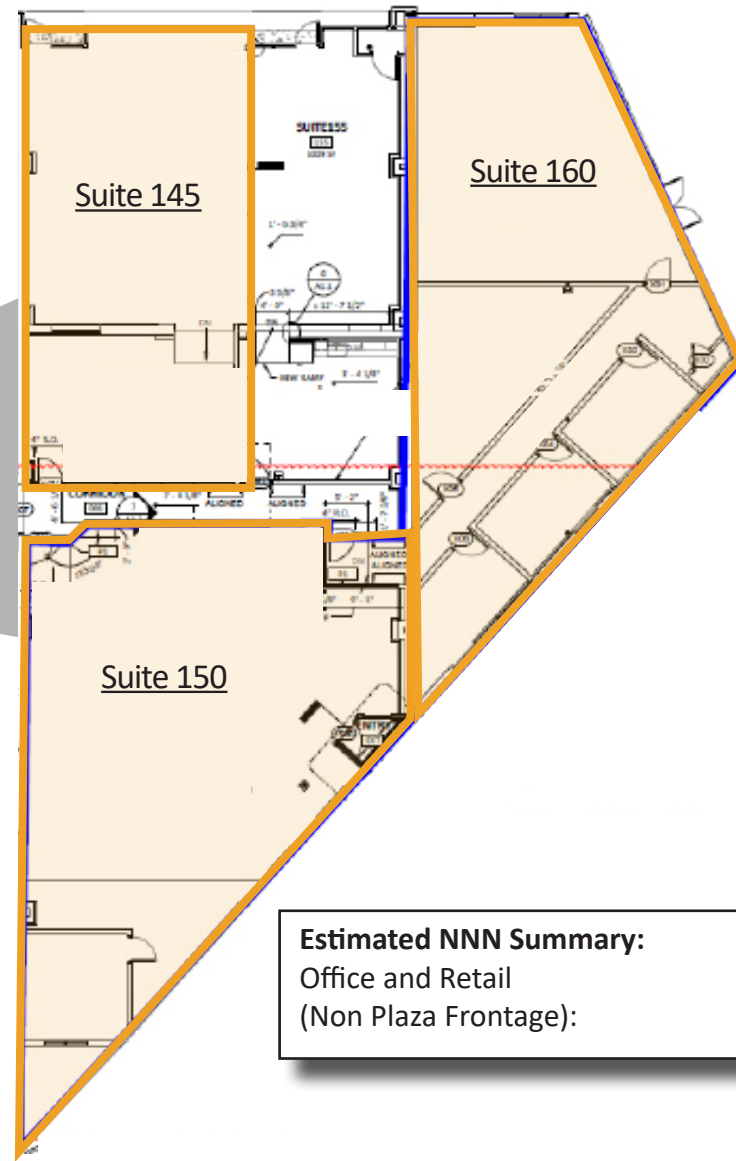
BOARD 3.0  
FULL ON. FULL BODY.



waypoint  
REAL ESTATE

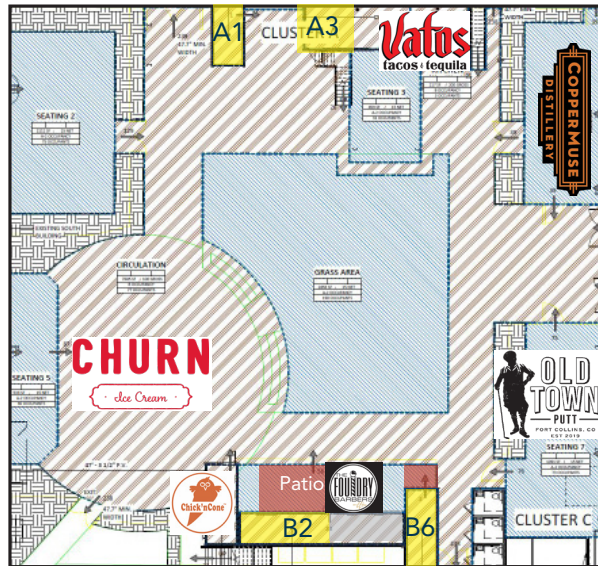


Updated Construction Drawings



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





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**

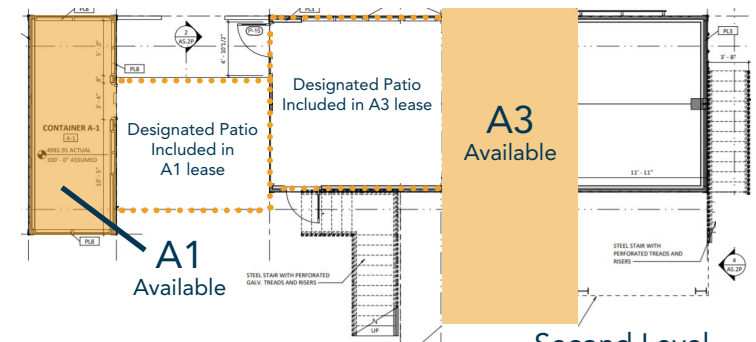
Container B6: (8ftx20ft) \$950/mo  
 Common Area Maintenance: \$398/mo  
**Total Monthly Rate: \$1,348/mo**

Container B2: (216 SF) \$2,600/mo  
 Common Area Maintenance: \$684/mo  
**Total Monthly Rate: \$3,284/mo**

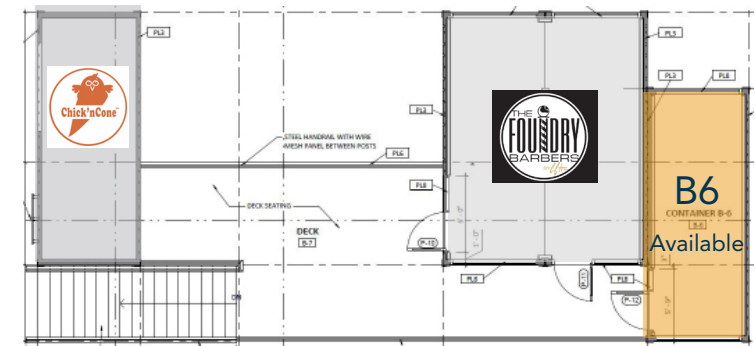


### West Plaza

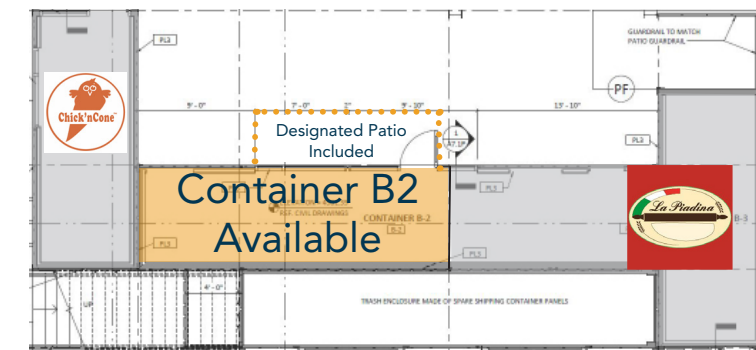
#### First Level



### East Plaza



#### Second Level Floor Plan

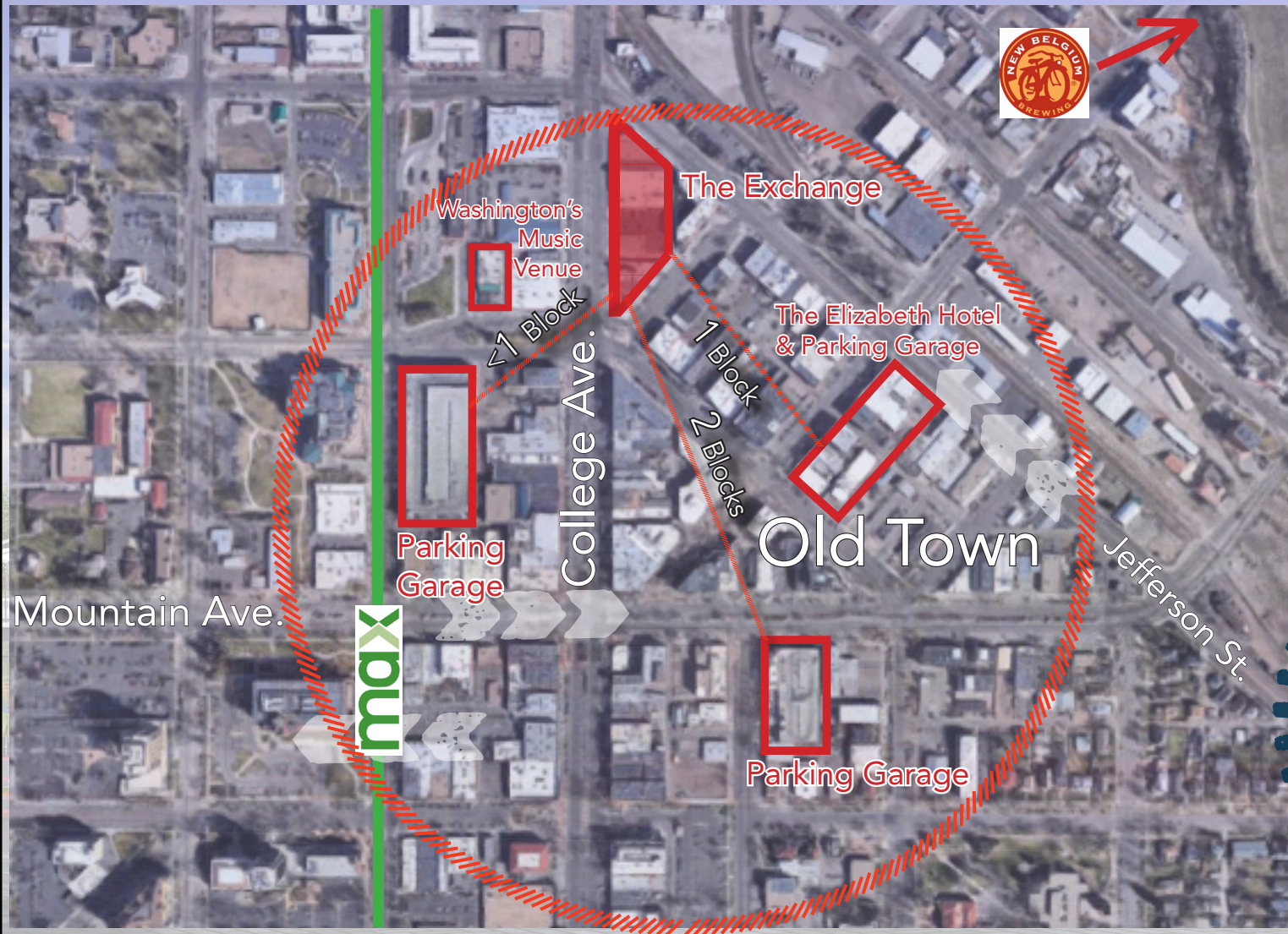


#### Lower Level Floor Plan









### 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







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