



Suite 140: 1,526 SF

Available: Now

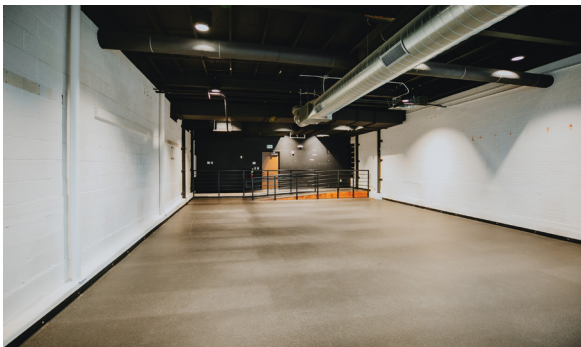
Lease Rate: \$20.00 / SF Base
\$18.85 / SF NNN
\$4,940.48 / Mo.

2024 estimate | Includes gas and water

PRIME RETAIL/FLEX LOCATION IN THE HEART OF OLD TOWN

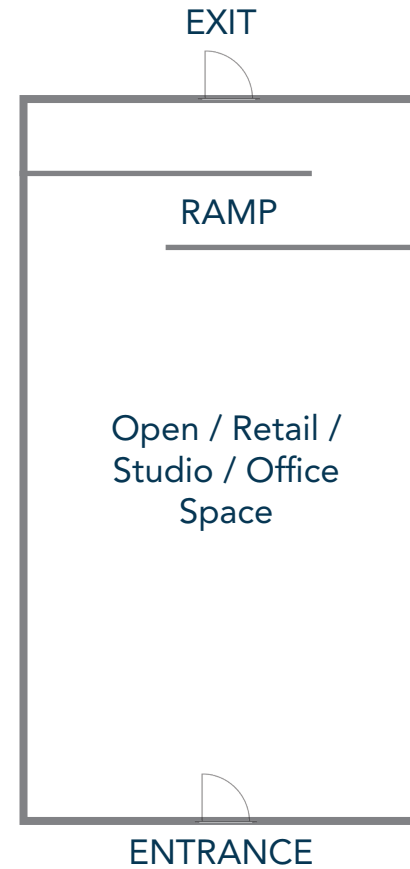
- Open/Retail/Studio/Office Space
- Large storefront windows facing Jefferson Street
- Access to common area restrooms

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.

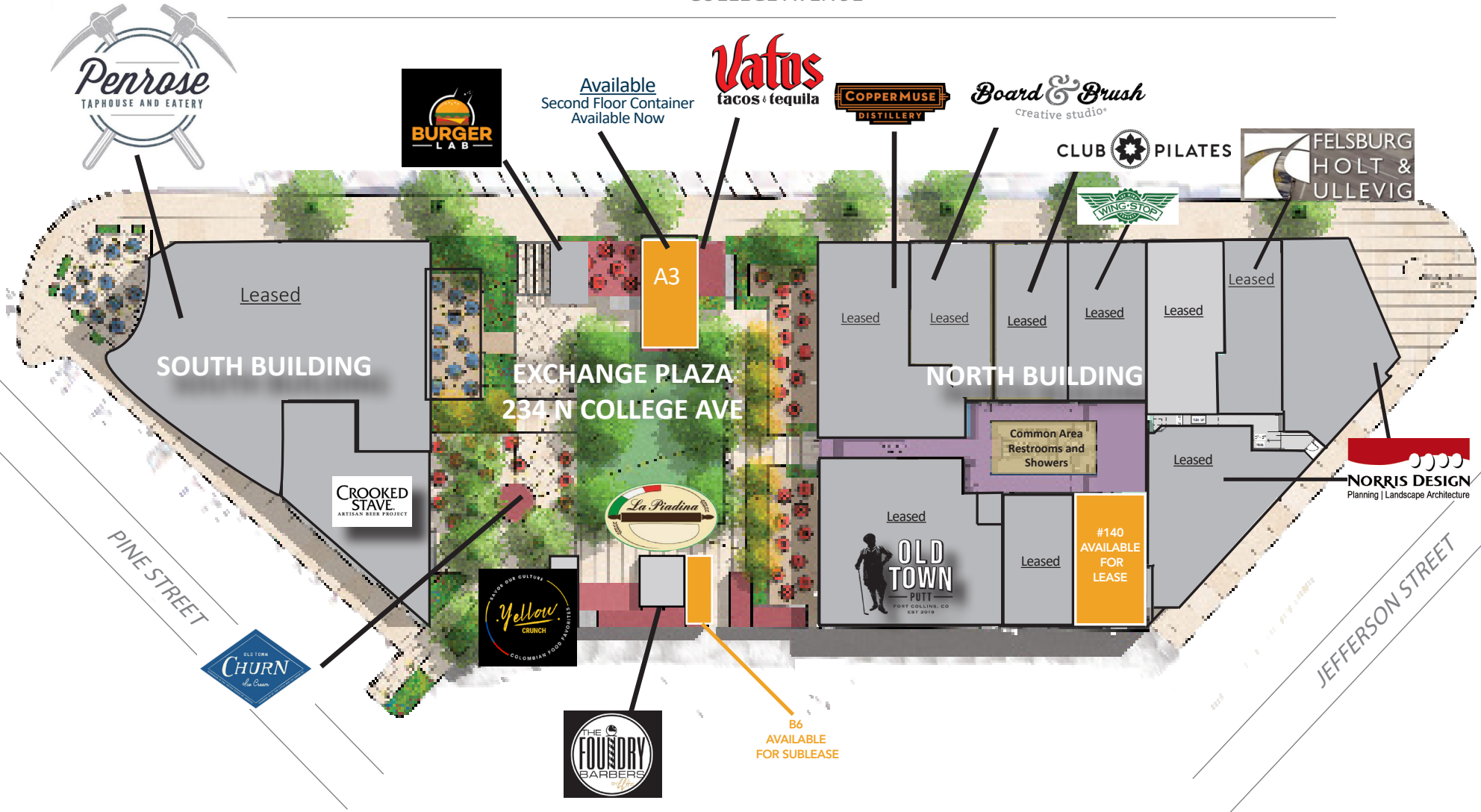




FLOOR PLAN



COLLEGE AVENUE



CONTACT: Nick Norton • 970-213-3116 • nnorton@waypointRE.com

Jake Arnold • 970-294-5331 • jarnold@waypointRE.com



NICK NORTON / JAKE ARNOLD

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

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.