



Suite A1: 300 SF
Lease Rate: \$3,713.15/mo.
CAM Expenses: \$835.07/mo.
Total: \$4,548.22/mo.

PRIME RETAIL SPOT WITH SHARED PATIO IN OLD TOWN FOR LEASE

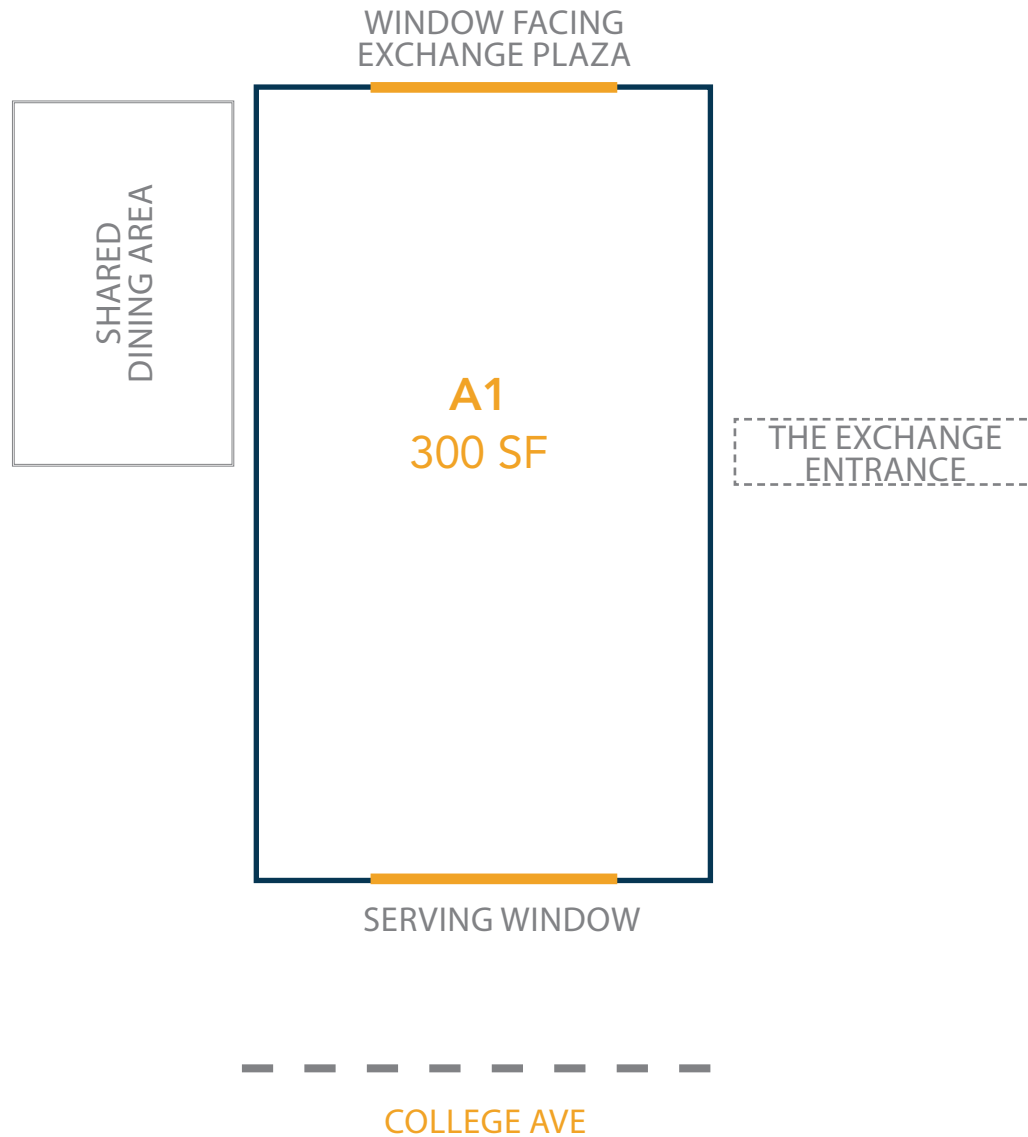
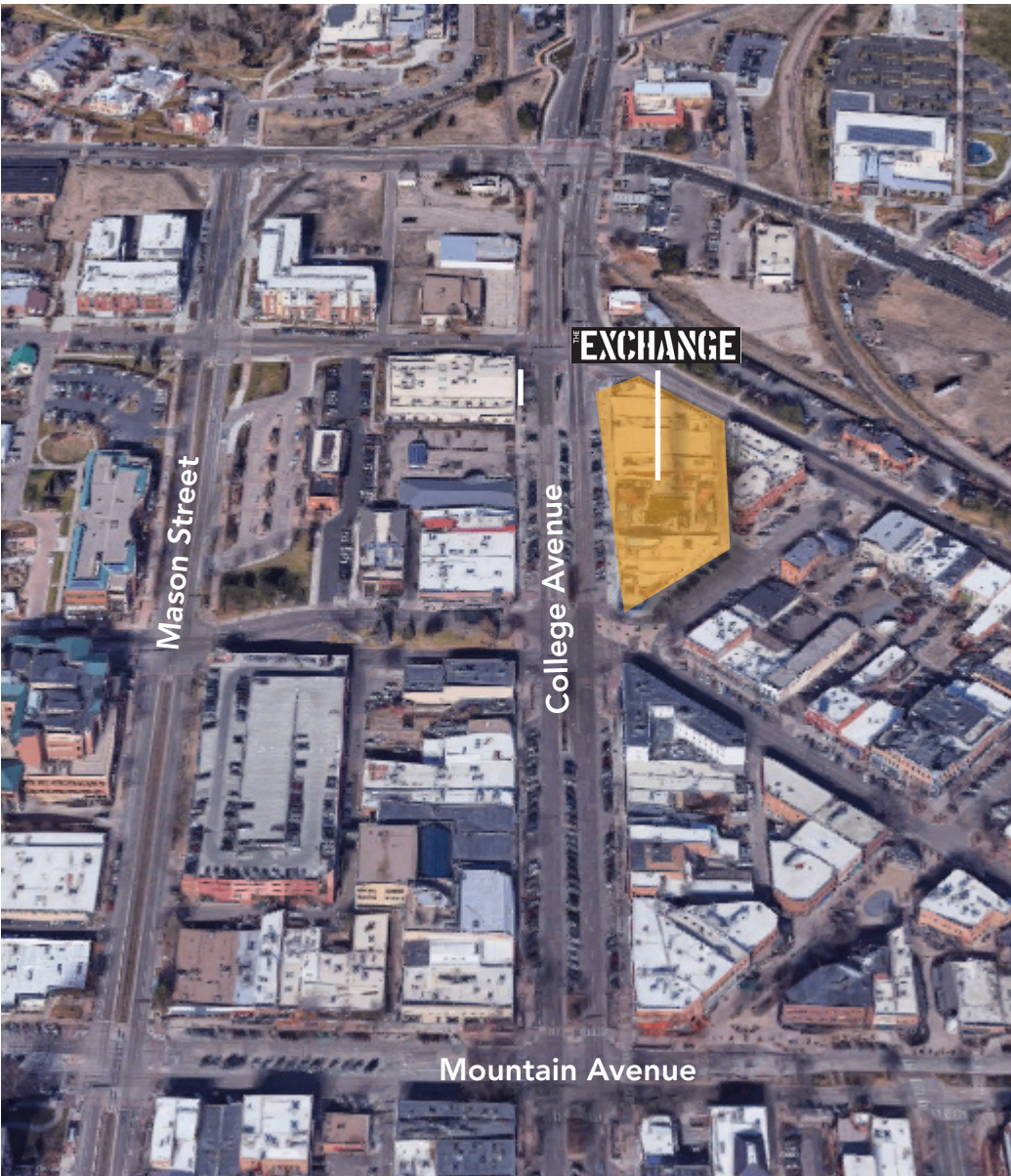
- Ordering/serving window facing College Avenue
- Interior window facing the Exchange plaza
- Includes grease trap and grill with incorporated hood
- Shared dining patio

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.

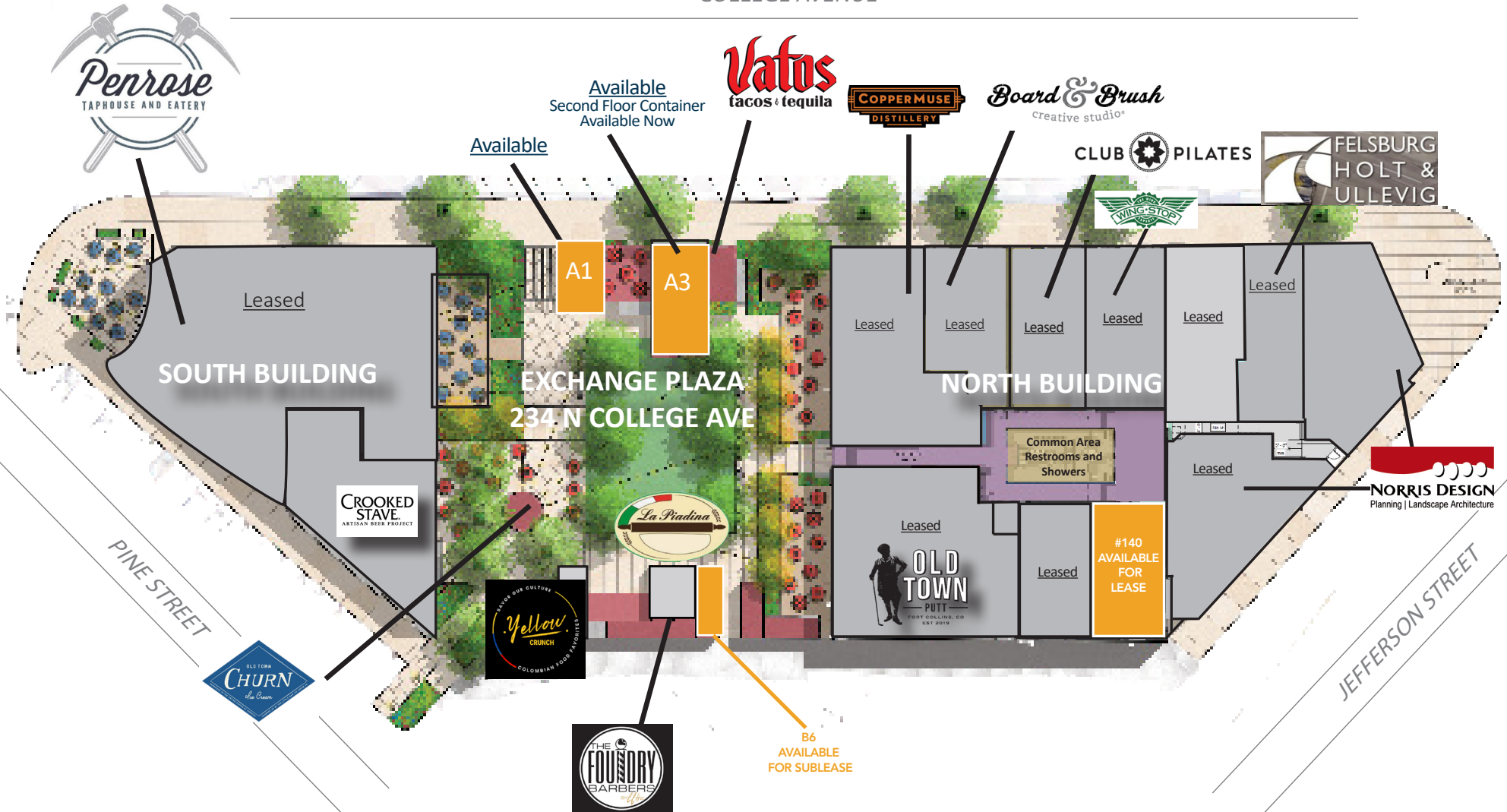


234 N COLLEGE - THE EXCHANGE

LAYOUT



COLLEGE AVENUE



NORRIS DESIGN
Planning | Landscape Architecture

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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.