



Suite A3: 640 SF

Available: Now

Lease Rate: \$1,500.00/mo.

CAM Expenses: \$3453.00/mo.

Total: \$4953.00/mo.

Suites B1-B2: 626 RSF

Available: 11/1/25

Lease Rate: \$2,163/mo.

CAM Expenses: \$1,750.30/mo.

Total: \$3,913.30/mo.

Suite B6: 213 SF

Available: Now

Lease Rate: \$979.00/mo.

CAM Expenses: \$593.11/mo.

Total: \$1,572.11/mo.

234 N COLLEGE AVE
SUITES A3, B1, B2, B6
FORT COLLINS, CO 80524

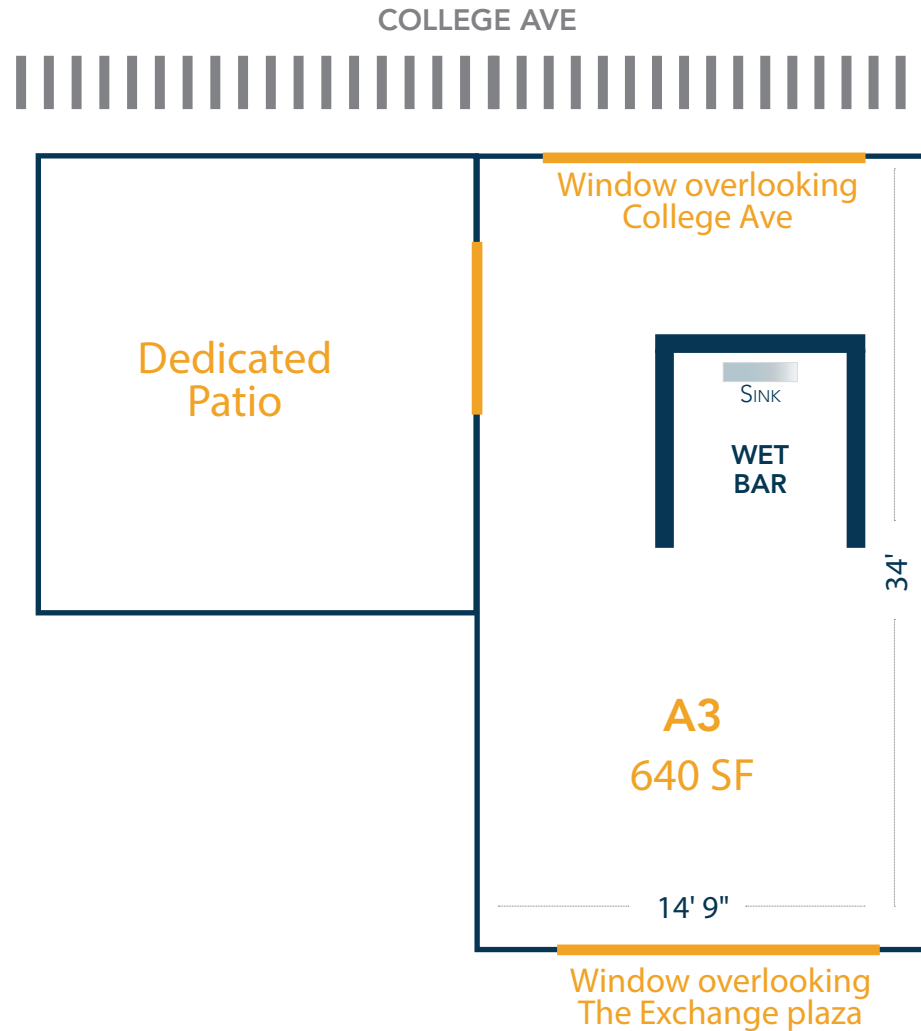
CONTAINERS AT
THE EXCHANGE

PRIME RETAIL SPOTS IN OLD TOWN ALONG COLLEGE AVE FOR LEASE

- 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.
- Suite A3 is on the second level and has a dedicated patio.
- Suites B1-B2 are on the ground level and include a dedicated patio, an indoor ordering area, indoor seating, and a kitchen.
- Suite B6 is on the second level and includes a shared patio. Usable SF: 160. Tenant pays electric separately.







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Josh Guernsey • 970-218-2331 • jguernsey@waypointRE.com



NICK NORTON, CCIM / JAKE ARNOLD / JOSH GUERNSEY

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

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SUITES B1-B2 | PHOTOS



Dedicated Patio



Seating/Dining Area

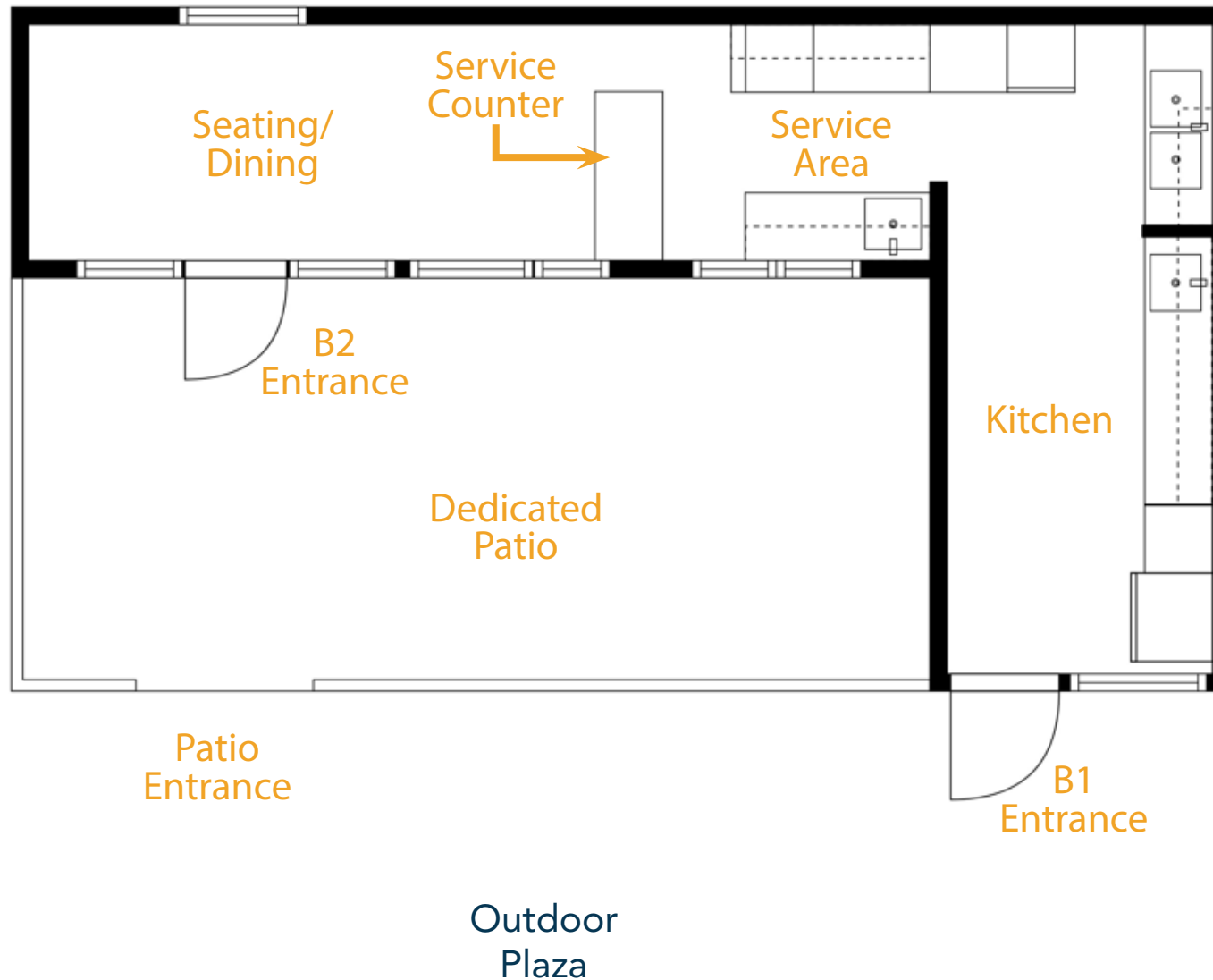


Kitchen



Service Counter

SUITES B1-B2 | LAYOUT



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SUITE B6 | PHOTOS



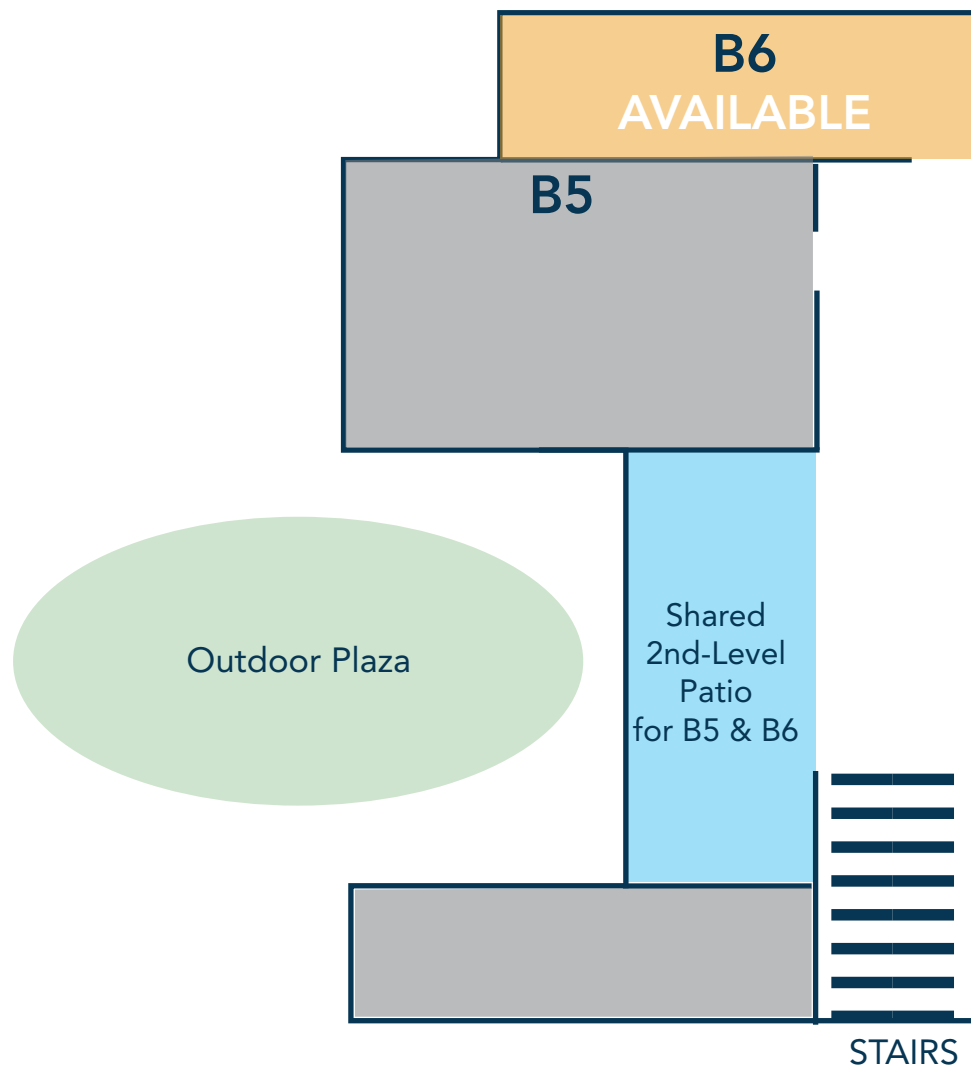
Exterior



Interior



Shared Patio



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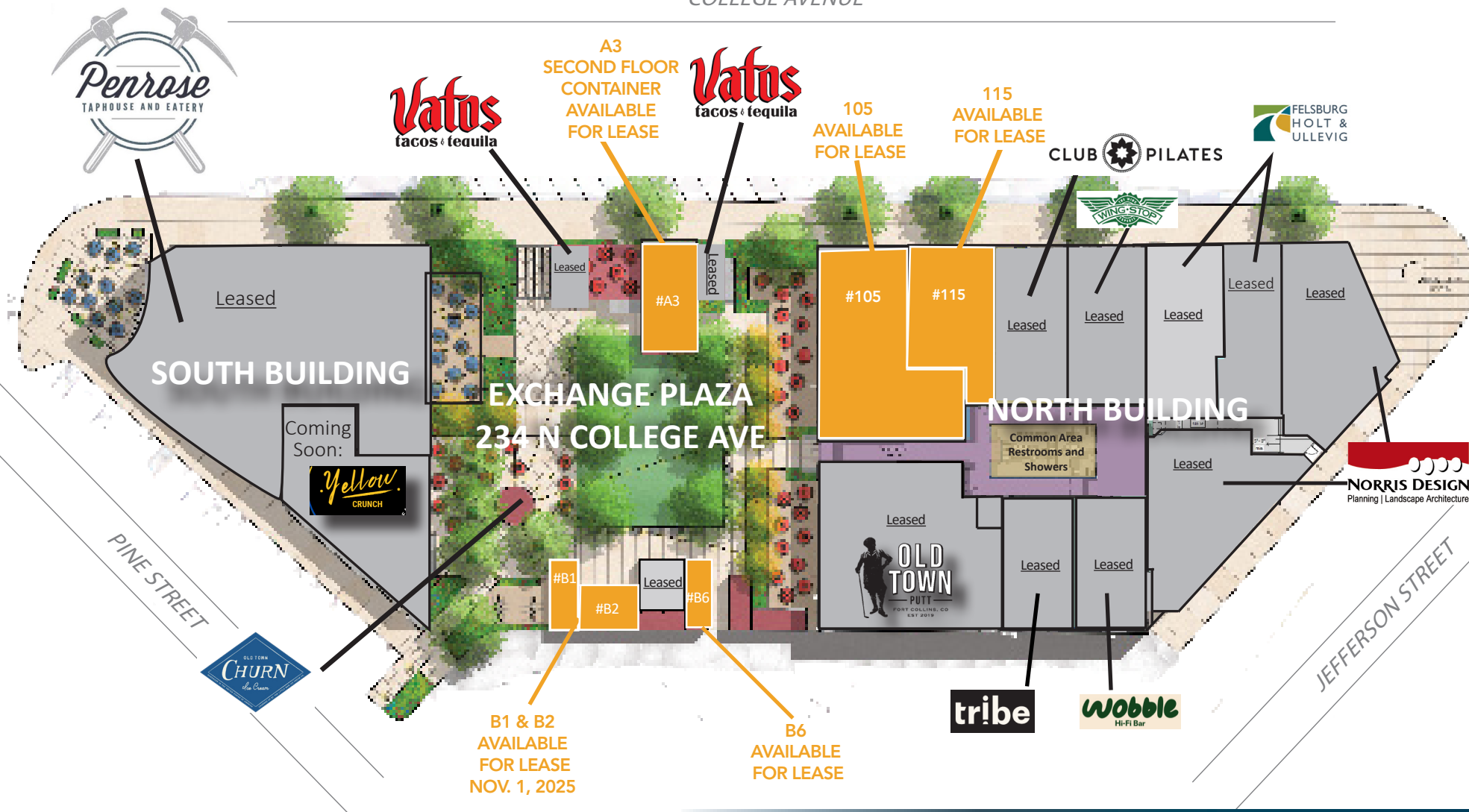
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AREA MAP



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