



Suite A1: 300 SF  
Available: Now  
Lease Rate: \$2,950.00/mo.  
CAM Expenses: \$866.00/mo.  
Total: \$3,816.00/mo. gross

*PRIME RETAIL SPOT IN OLD TOWN ALONG COLLEGE AVE FOR LEASE*

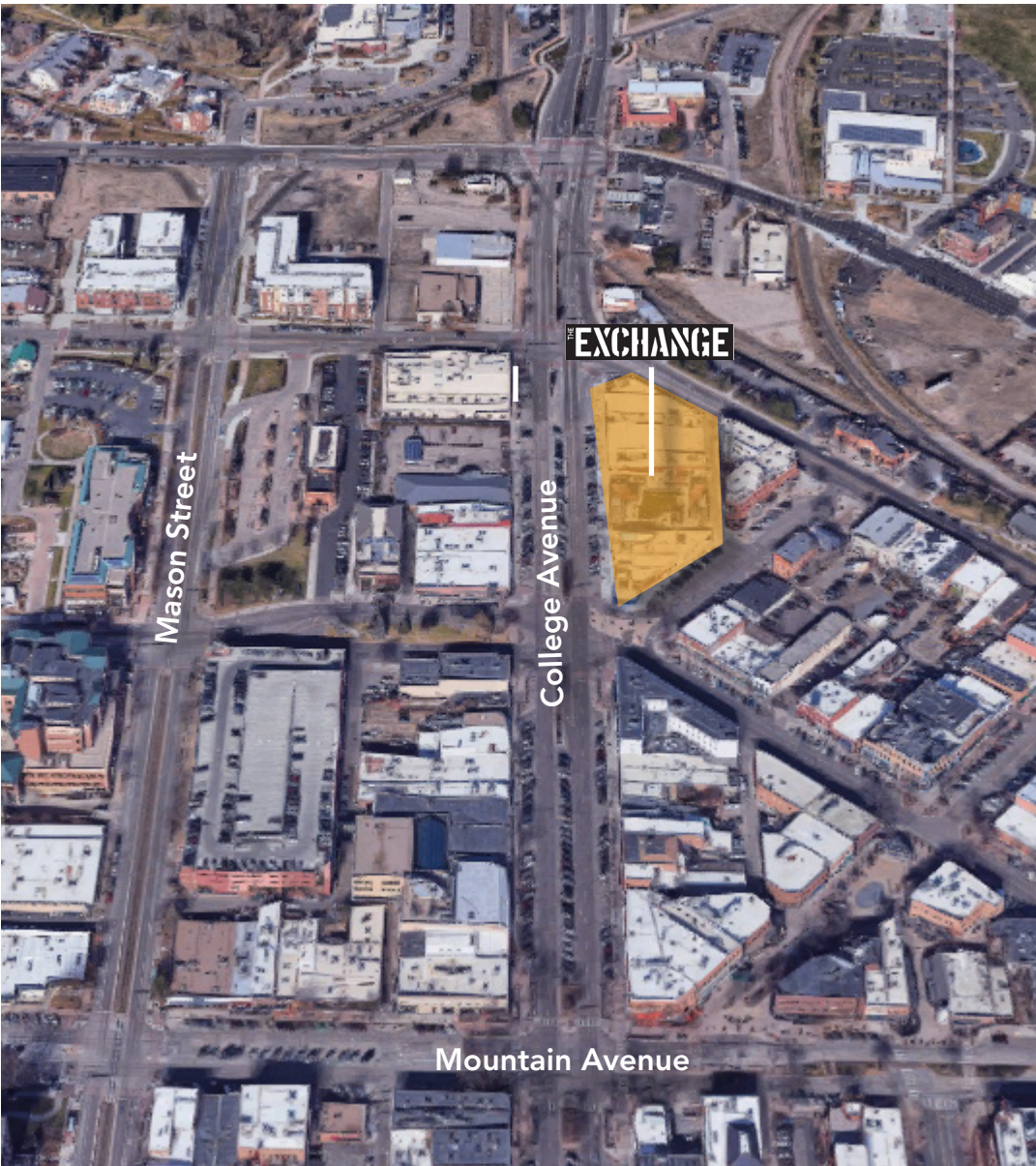
- Ordering/serving window facing College Avenue
- Interior window facing the Exchange plaza
- Access to grease trap
- Shared dining patio

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.

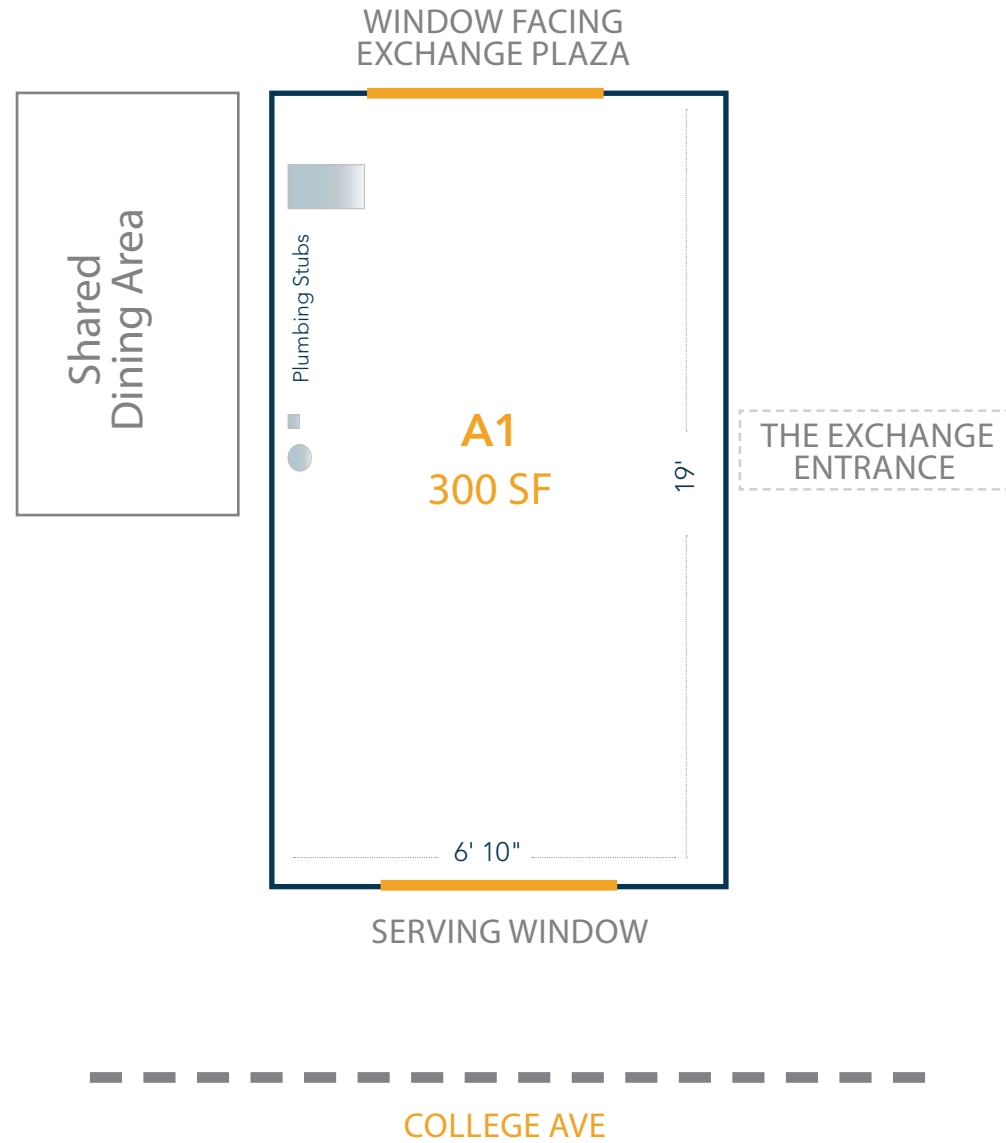




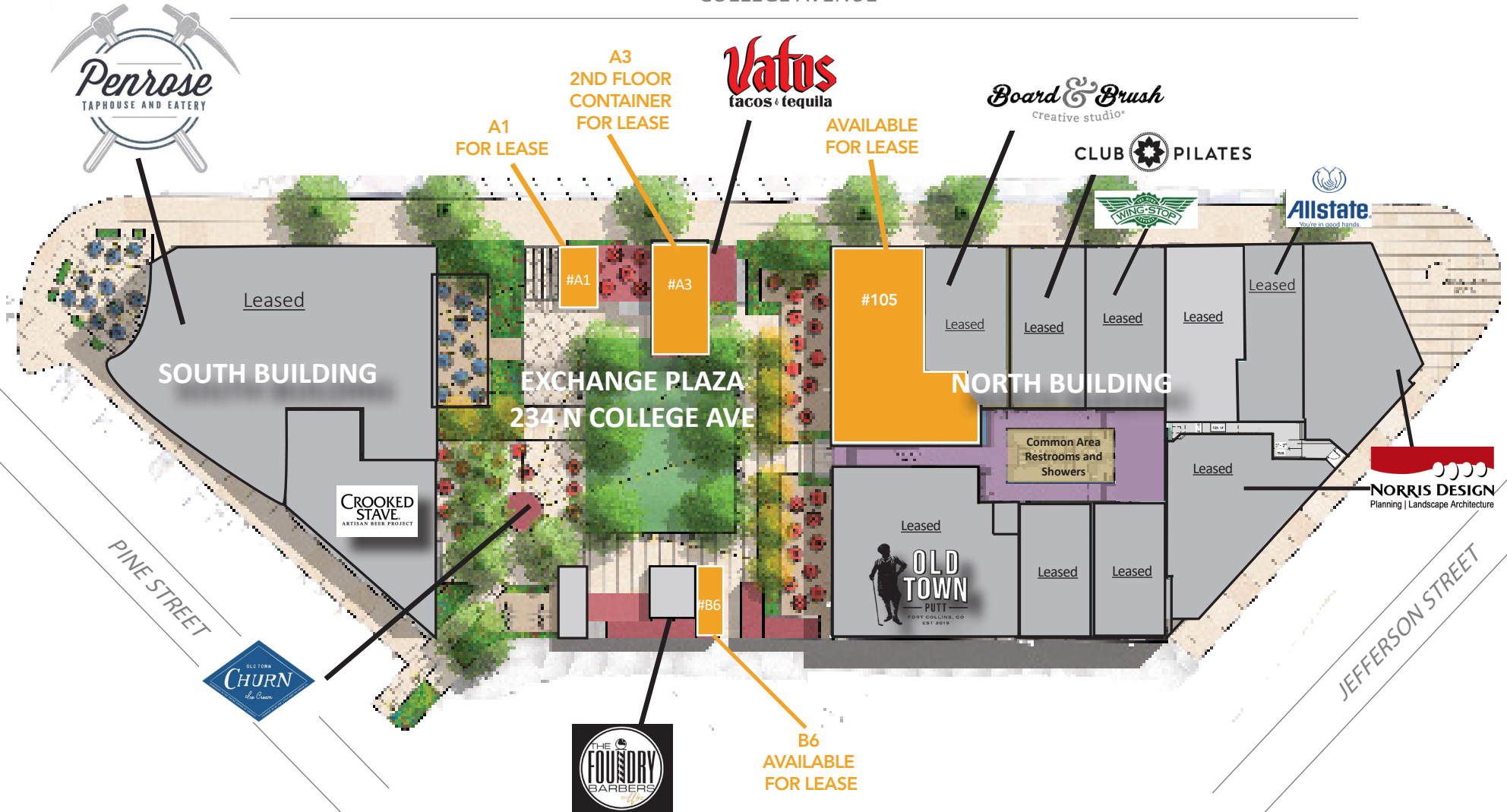
# 234 N COLLEGE - THE EXCHANGE



## LAYOUT



COLLEGE AVENUE



**CONTACT:** Nick Norton, CCIM • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)  
 Jake Arnold • 970-294-5331 • [jarnold@waypointRE.com](mailto:jarnold@waypointRE.com)  
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THE EXCHANGE

234 N COLLEGE



waypoint  
REAL ESTATE



Dedicated Patio



Suite A3: 640 SF  
Available: Now  
Lease Rate: \$1,500.00/mo.  
CAM Expenses: \$3,453.00/mo.  
Total: \$4,953.00/mo. gross

*PRIME RETAIL SPOT WITH DEDICATED PATIO IN OLD TOWN FOR LEASE*

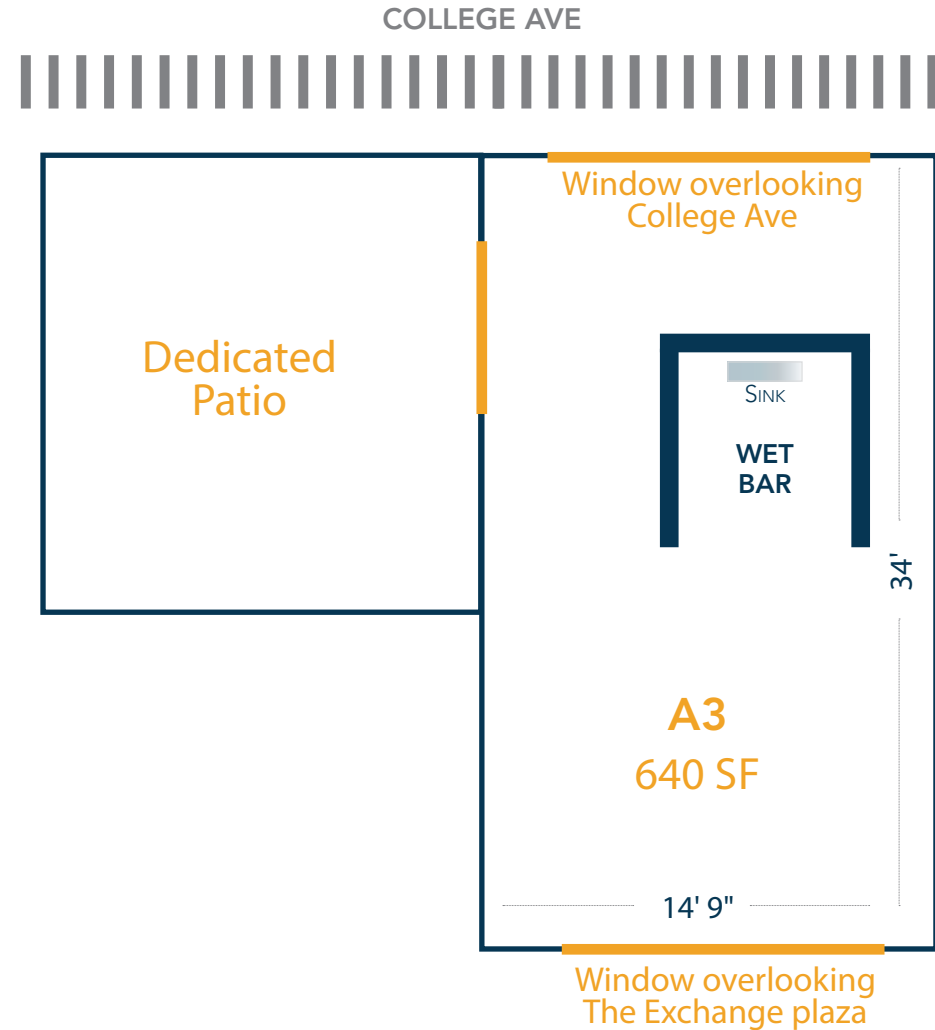
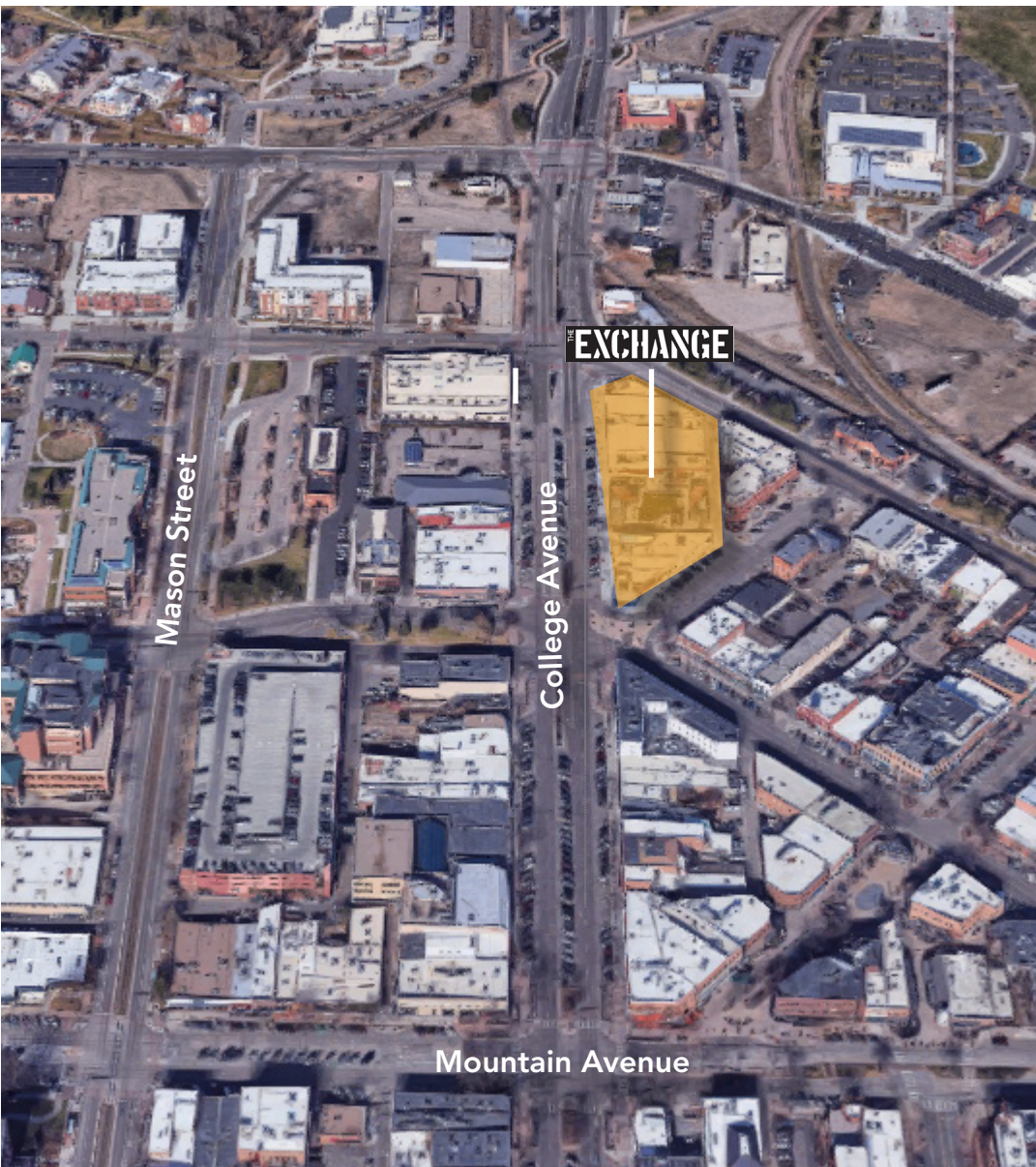
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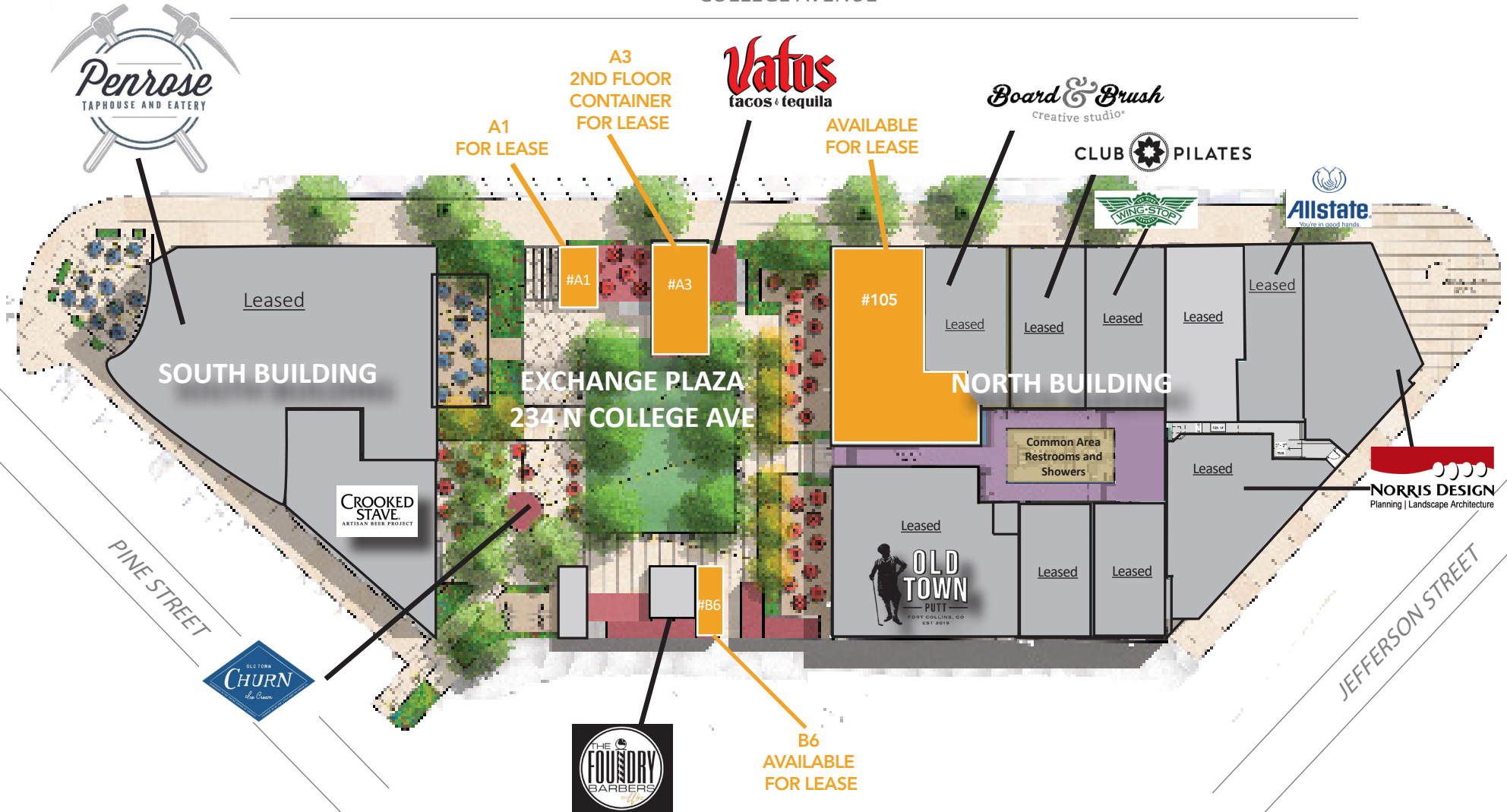


# 234 N COLLEGE - THE EXCHANGE

## SPACE LAYOUT



COLLEGE AVENUE



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NICK NORTON, CCIM / JAKE ARNOLD / JOSH GUERNSEY

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)

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Suite B6: 213 SF  
Available: Now  
Lease Rate: \$979.00 / mo.  
CAM Expenses: \$593.11 / mo.  
Total: \$1,572.11 / mo.

- Tenant pays electric separately
- Usable SF: 160

PRIME RETAIL 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.



Exterior



Interior

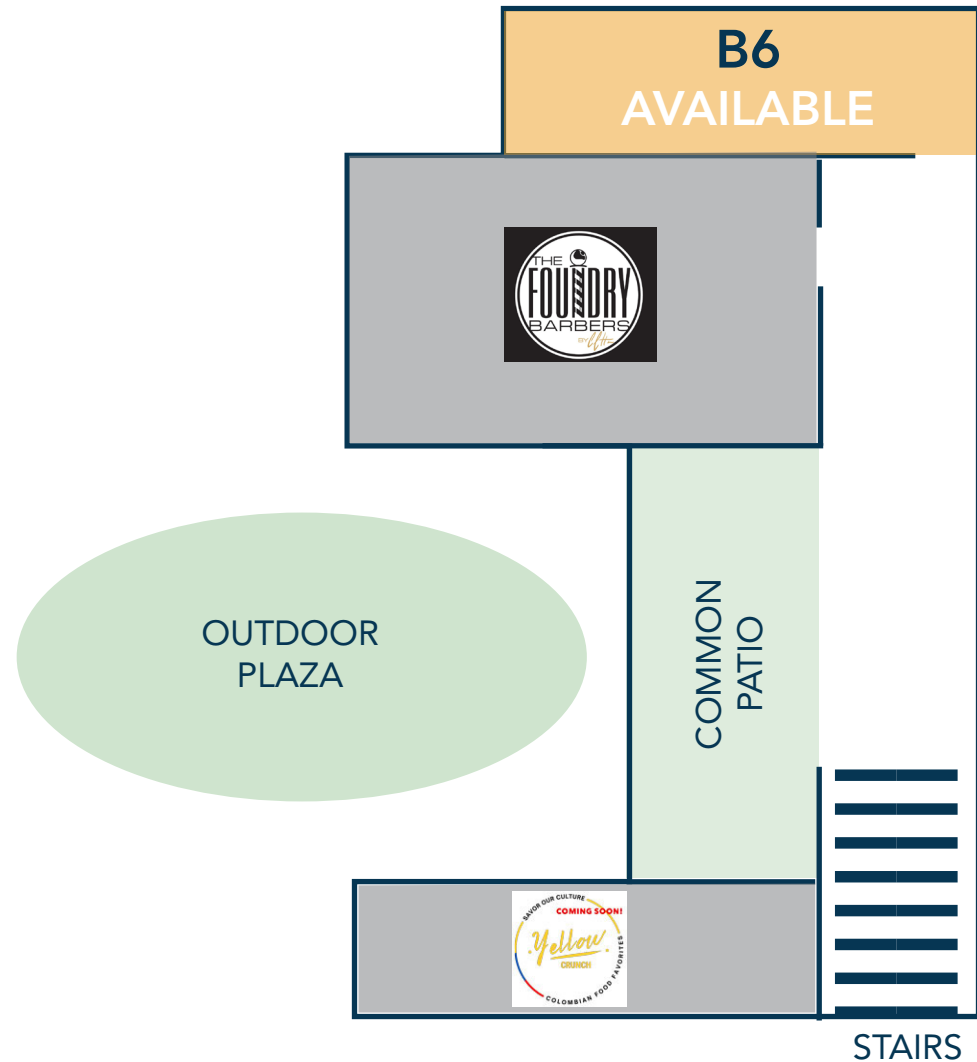


Shared Patio



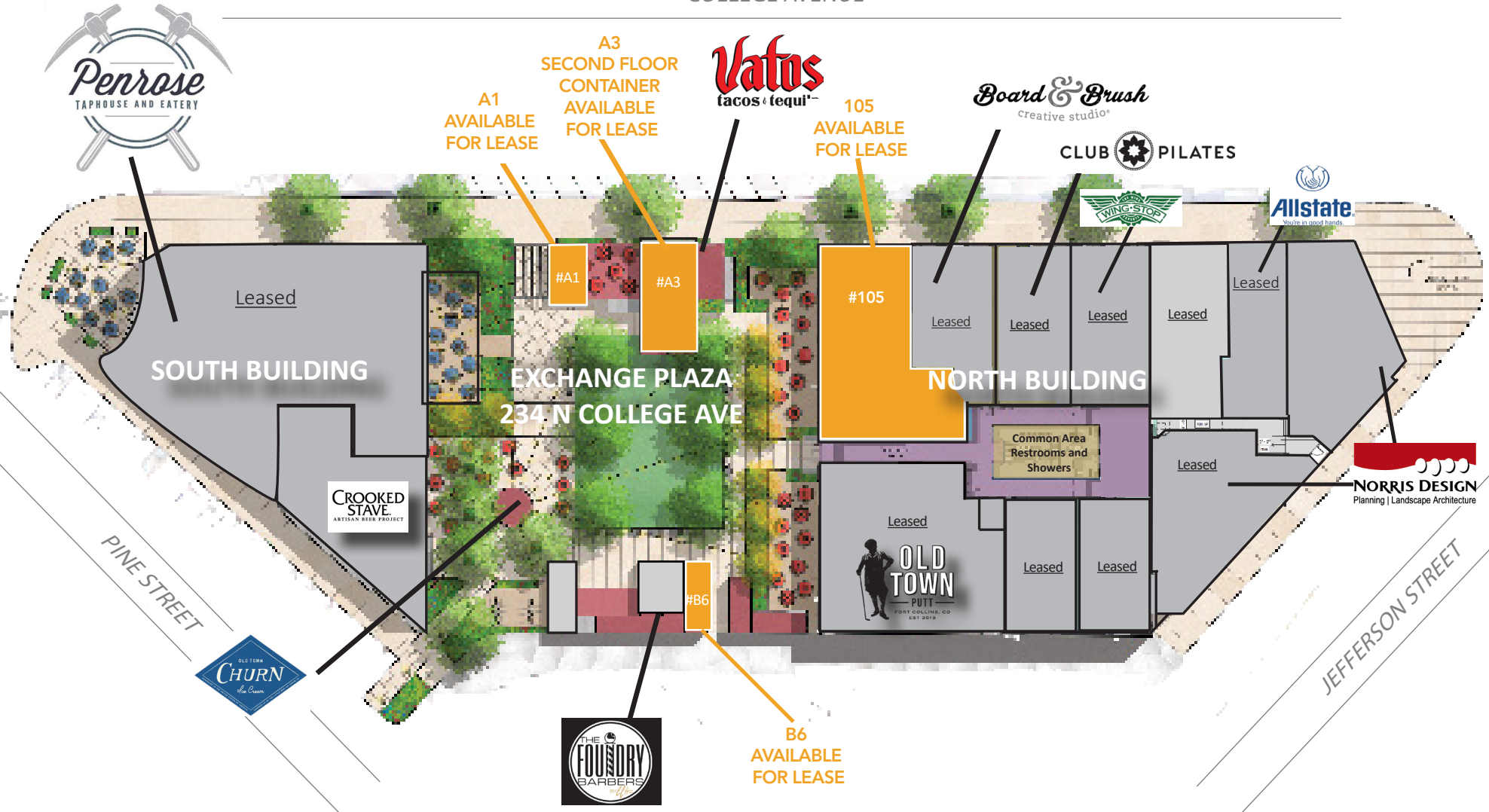
# 234 N COLLEGE - THE EXCHANGE

## SPACE LAYOUT





COLLEGE AVENUE



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**Space Available:**

**3,046 SF**

**Lease Rate:**

**\$26.50/SF NNN**

**NNN Rate:**

**\$21.69/SF**

*RESTAURANT/RETAIL SPACE FRONTING COLLEGE AVENUE AVAILABLE FOR LEASE*

- Restaurant/retail space with dining area, bar, event space, kitchen, private restrooms, offices, multiple points of storage including mezzanine space, and a covered exterior patio in the heart of the Exchange
- Building signage facing College Avenue
- Access to grease trap
- Tenant pays electric and gas

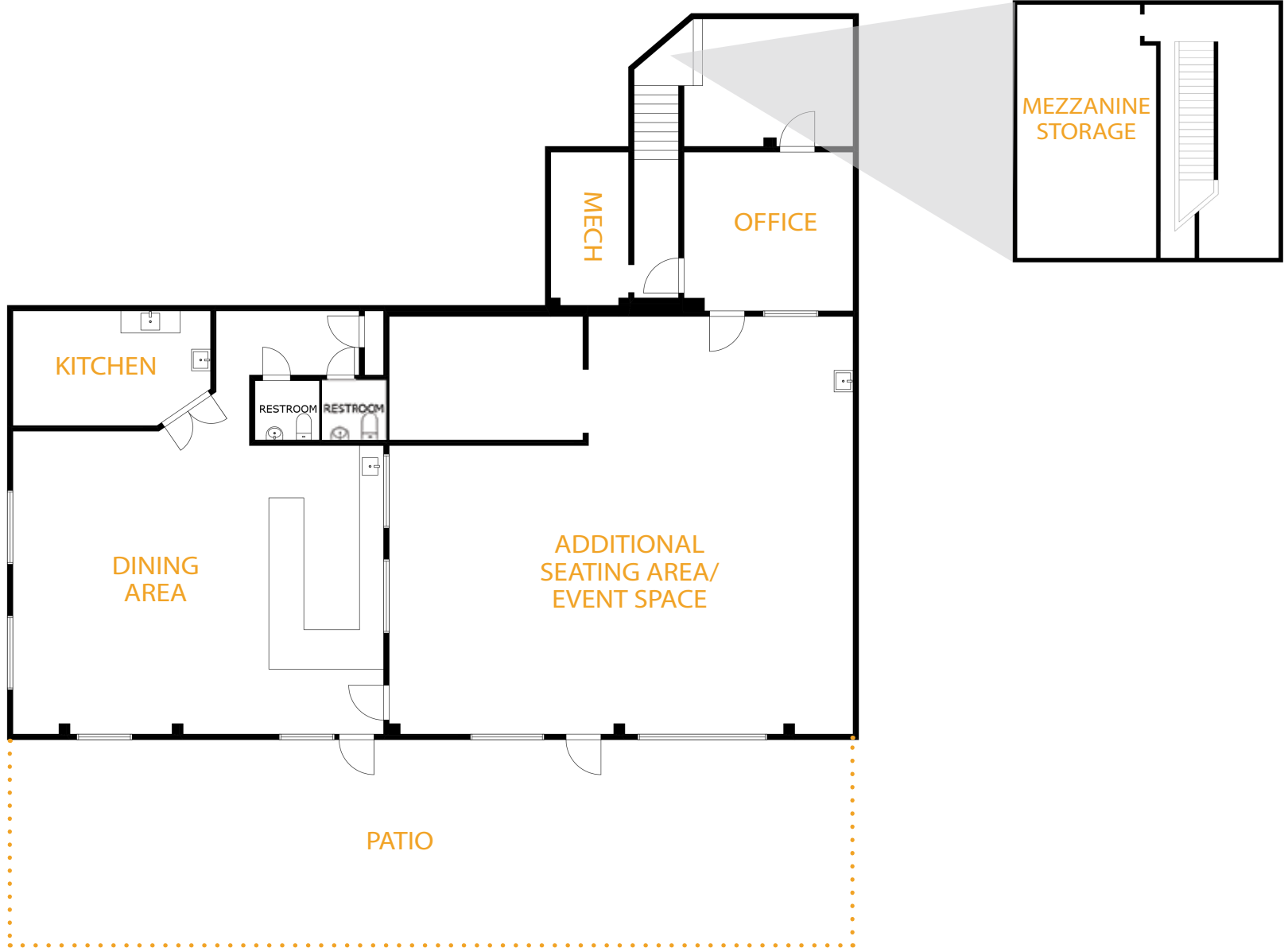


**244 N COLLEGE AVE  
UNIT 105  
FORT COLLINS, CO 80524**



# FLOOR PLAN

N COLLEGE AVE



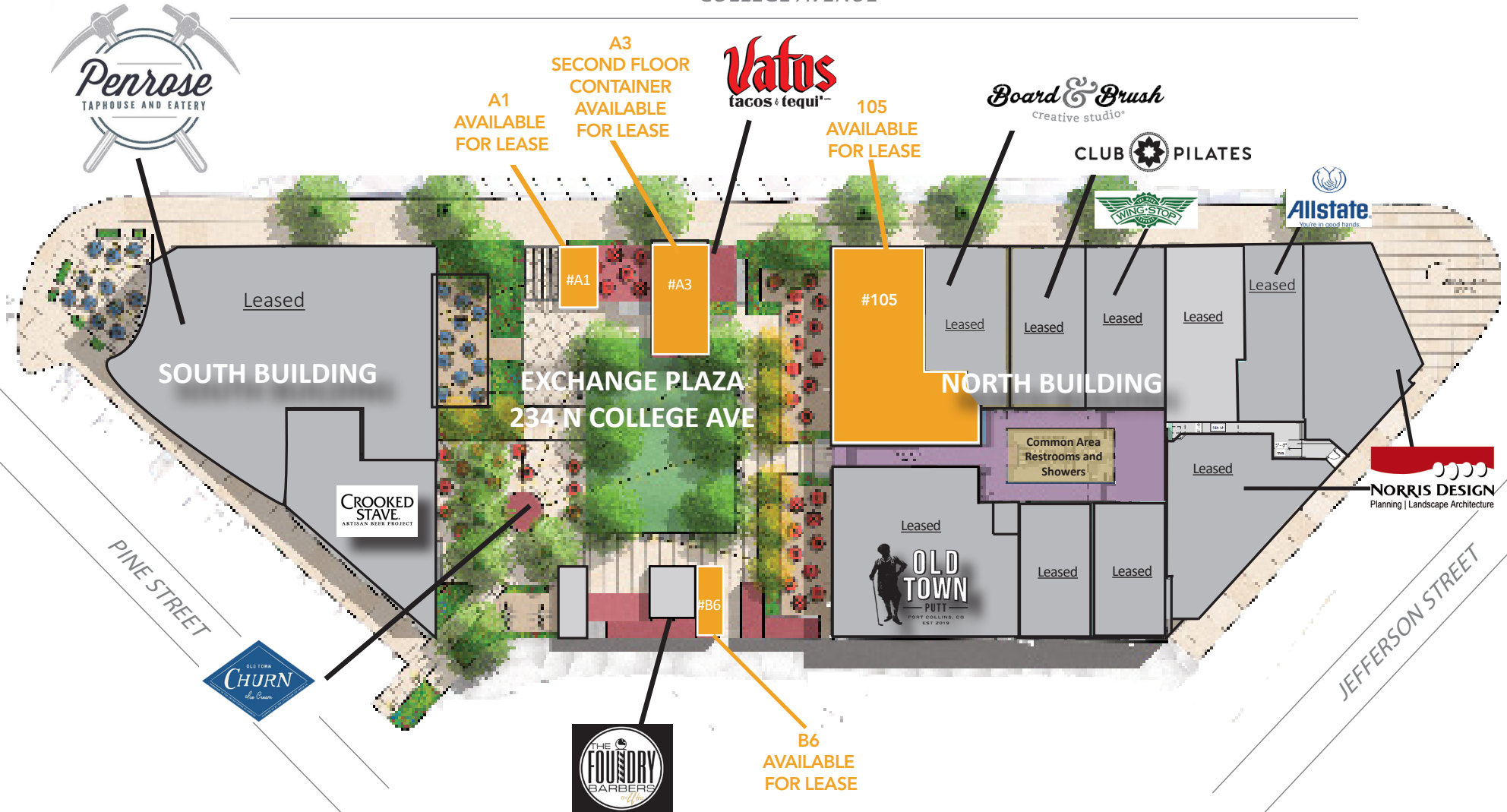


# PROPERTY PHOTOS





COLLEGE AVENUE



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# AREA MAP



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