

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.

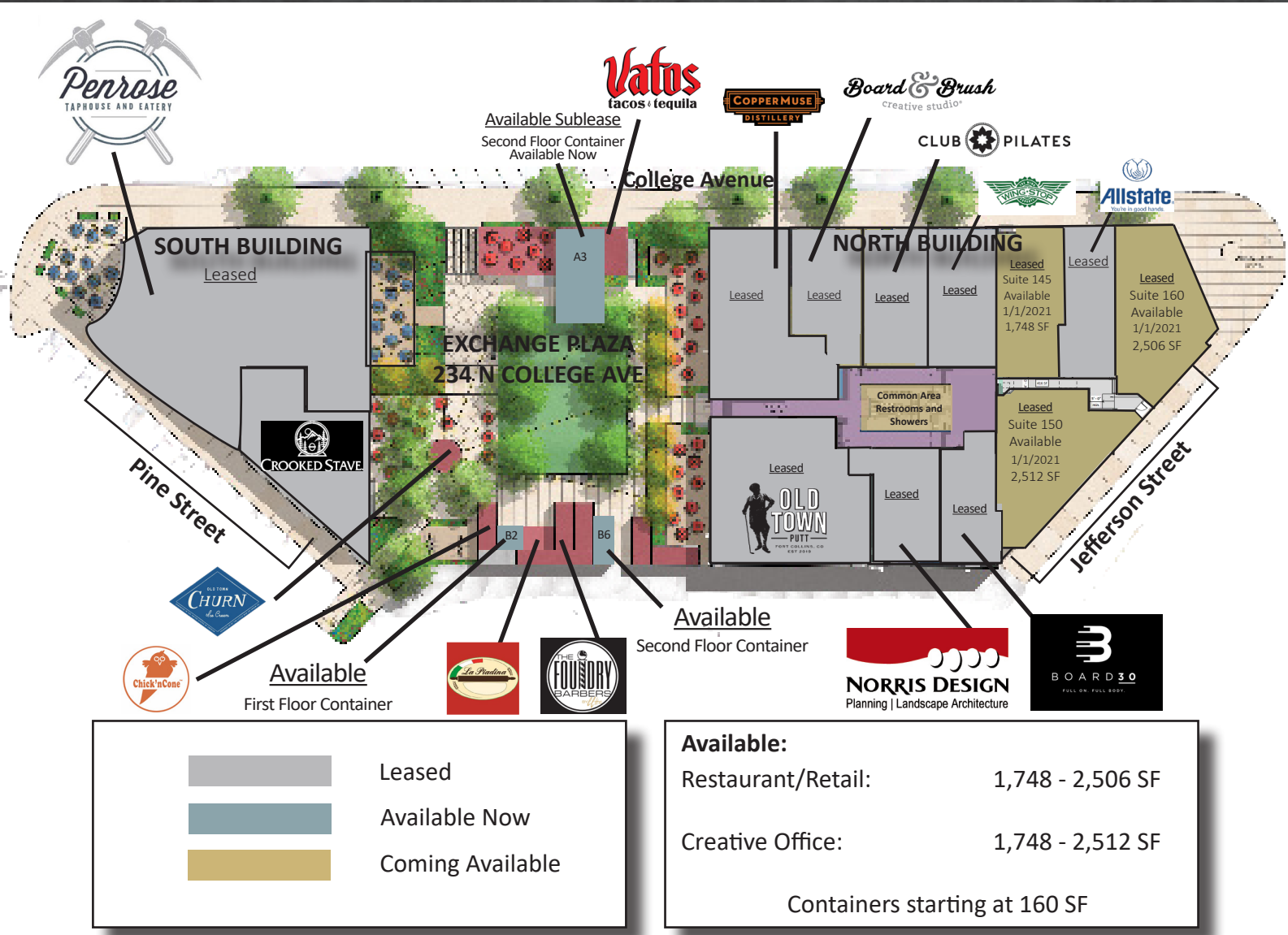
Property Highlights:

- 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

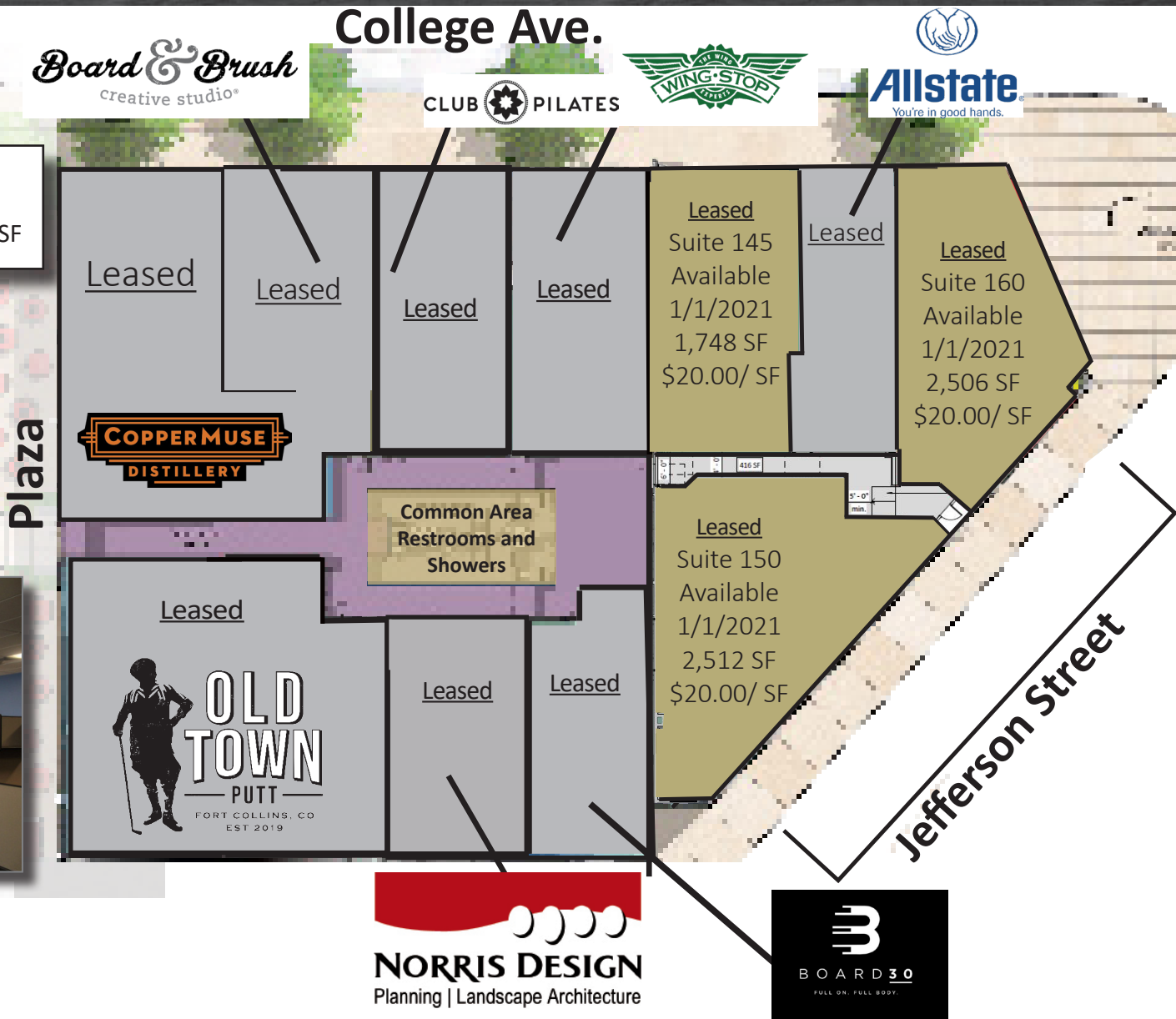
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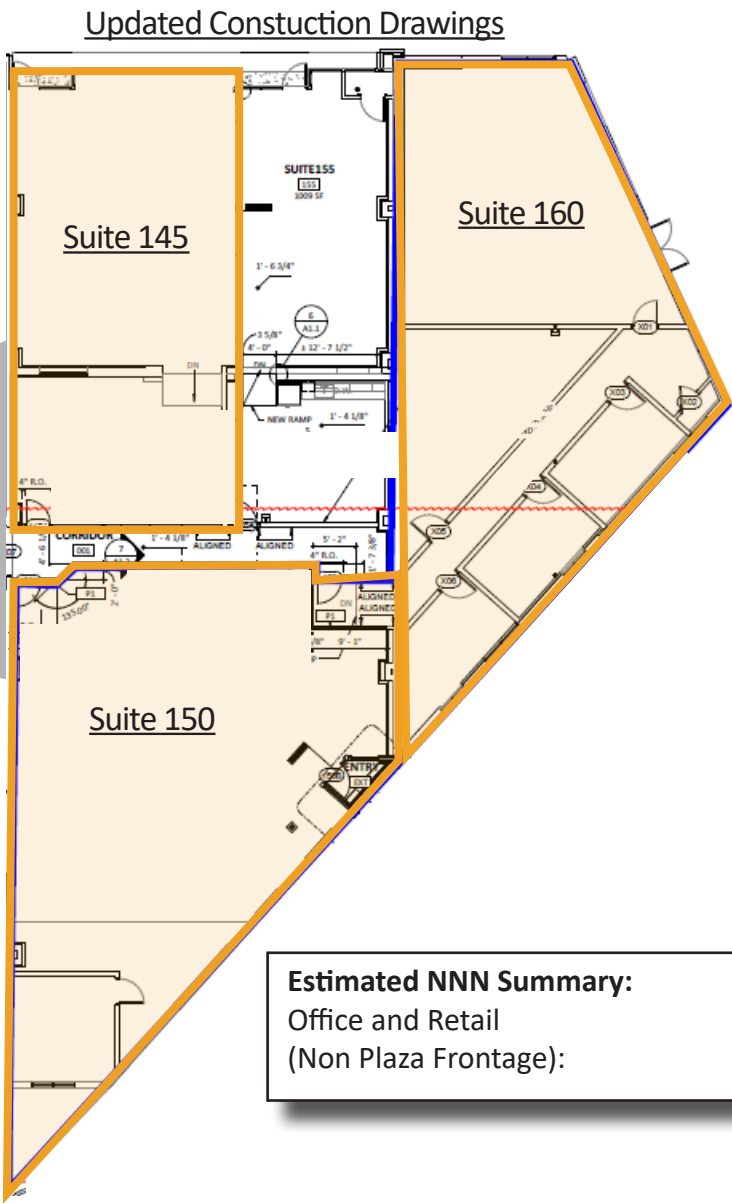
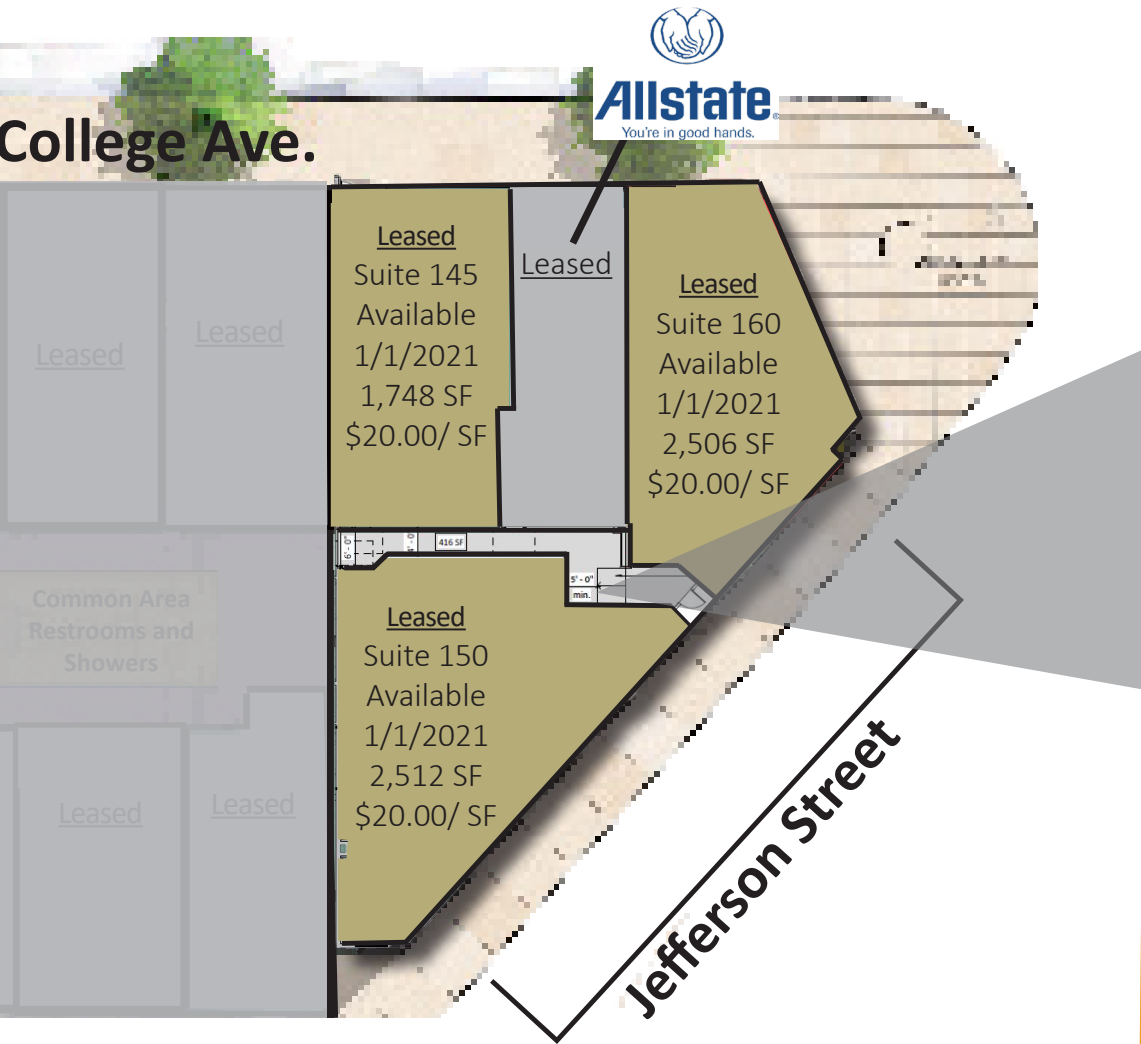


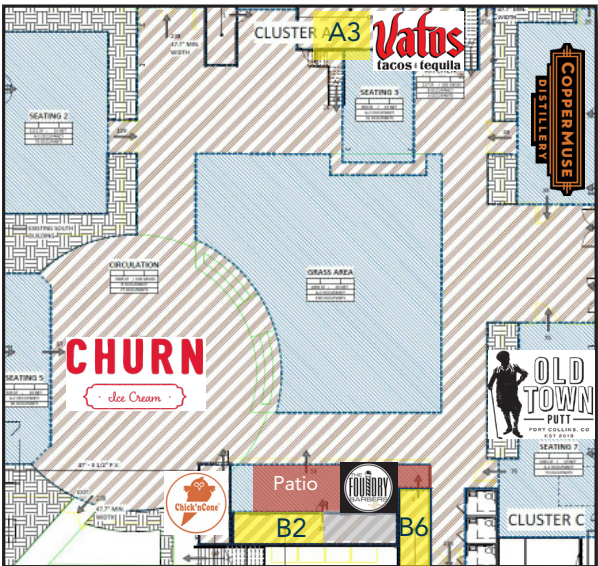
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Estimated NNN Summary:
Office and Retail
(Non Plaza Frontage): \$10.69/SF

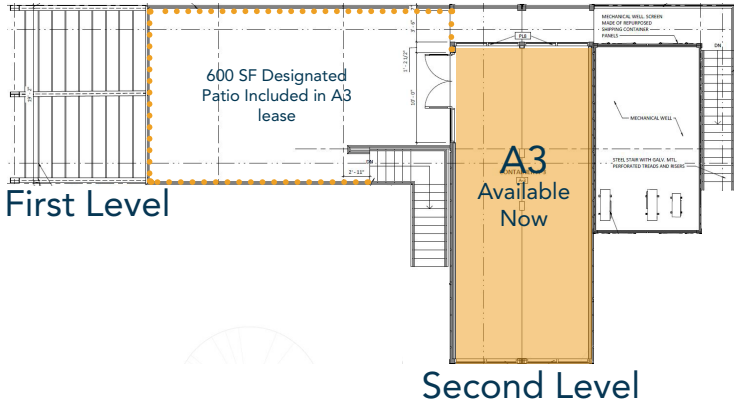




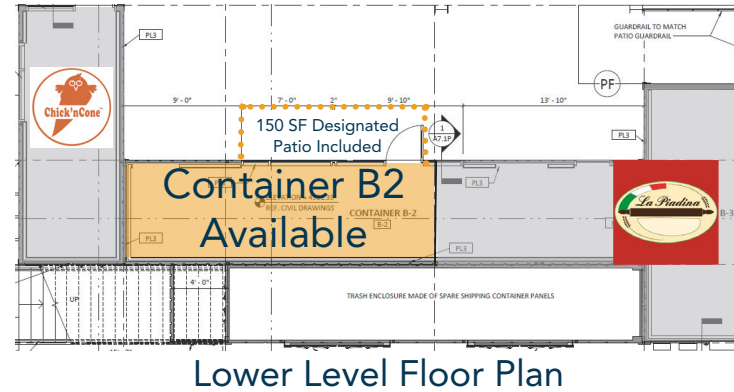
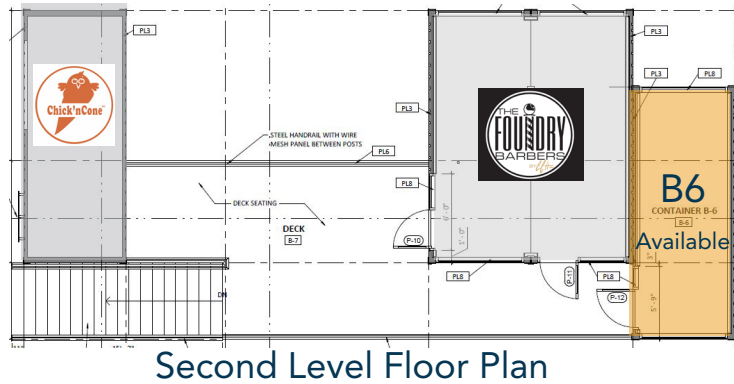


Container A3: (640 SF)	\$3,500/mo
Common Area Maintenance:	1,327.20/mo
Total Monthly Rate:	4,827.20/mo
Container B6: (8ftx20ft)	\$950/mo
Common Area Maintenance:	\$398/mo
Total Monthly Rate:	\$1,348
Container B2: (216 SF)	\$2,600/mo
Common Area Maintenance:	\$684/mo
Total Monthly Rate:	\$3,284

West Plaza



East Plaza

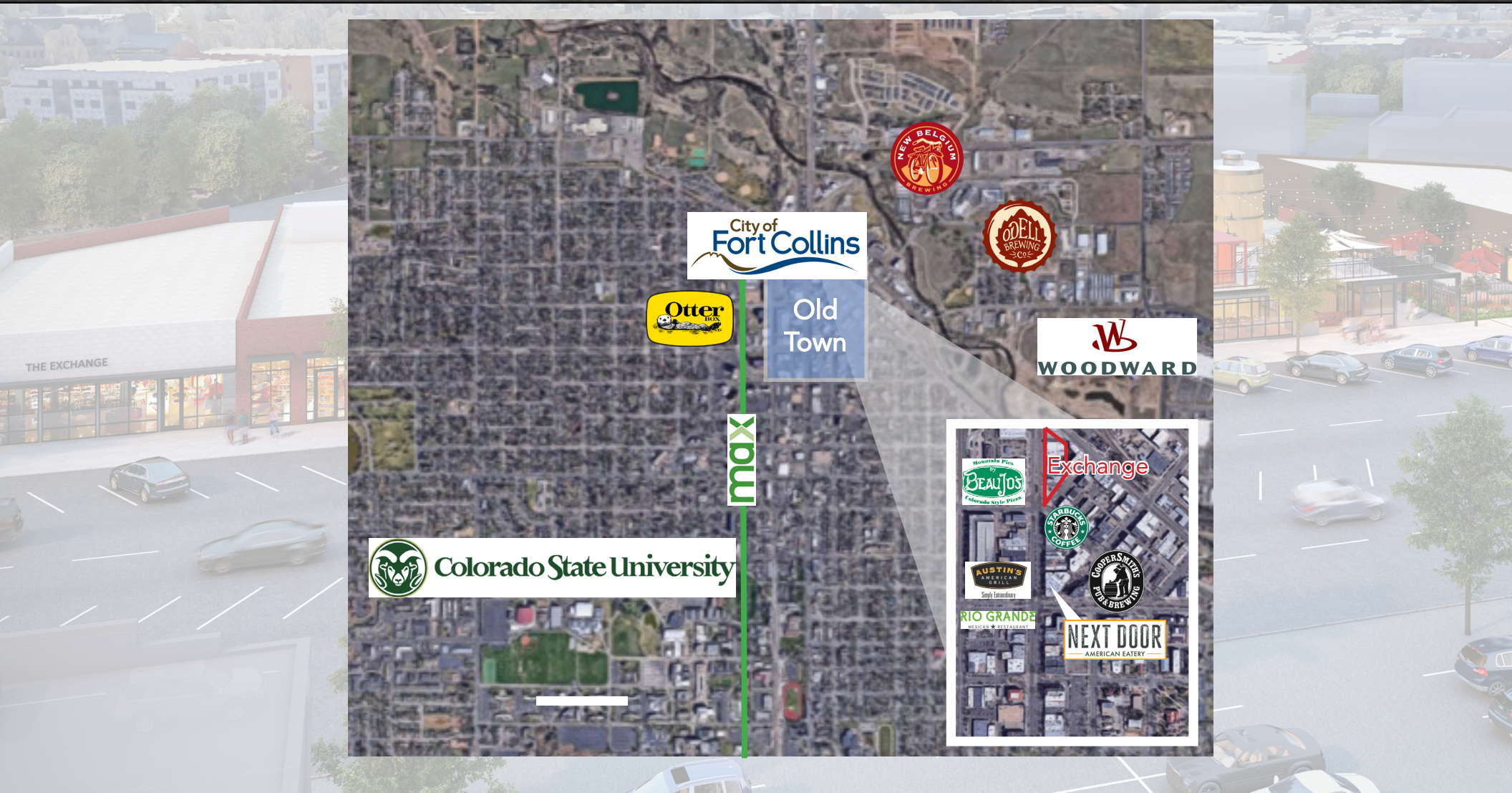




Nearby Amenities Include:

- 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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