

Space Available:

Lease Rate:

NNN Rate:

\$21.69/SF

FORT COLLINS, CO 80524

244 N COLLEGE AVE

UNIT 105

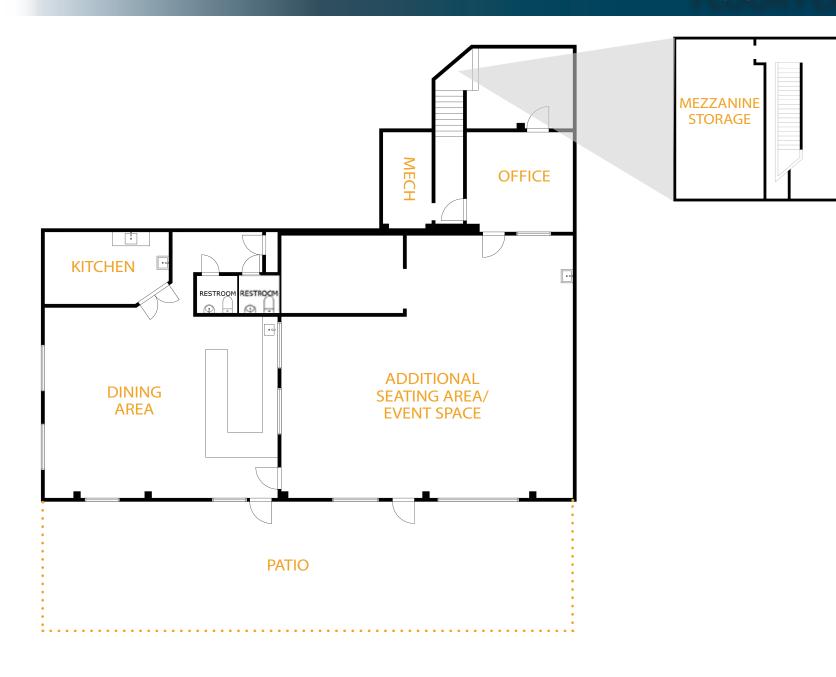
3,046 SF

\$26.50/SF NNN

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







PROPERTY PHOTOS











COLLEGE AVENUE A3 SECOND FLOOR **CONTAINER** Board & Brush Creative studio* **A1** 105 **AVAILABLE AVAILABLE FOR LEASE AVAILABLE** CLUB PILATES **FOR LEASE FOR LEASE** *A*llstate Leased Leased Leased Leased Leased **SOUTH BUILDING** CHANGE PLAZA NORTH BUILDING N COLLEGE AVE Common Area 100 Restrooms and Leased 0000 Showers NORRIS DESIGN CROOKED STAVE. Leased Leased Leased CHURN **B6 AVAILABLE FOR LEASE**



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AREA MAP



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.

