

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

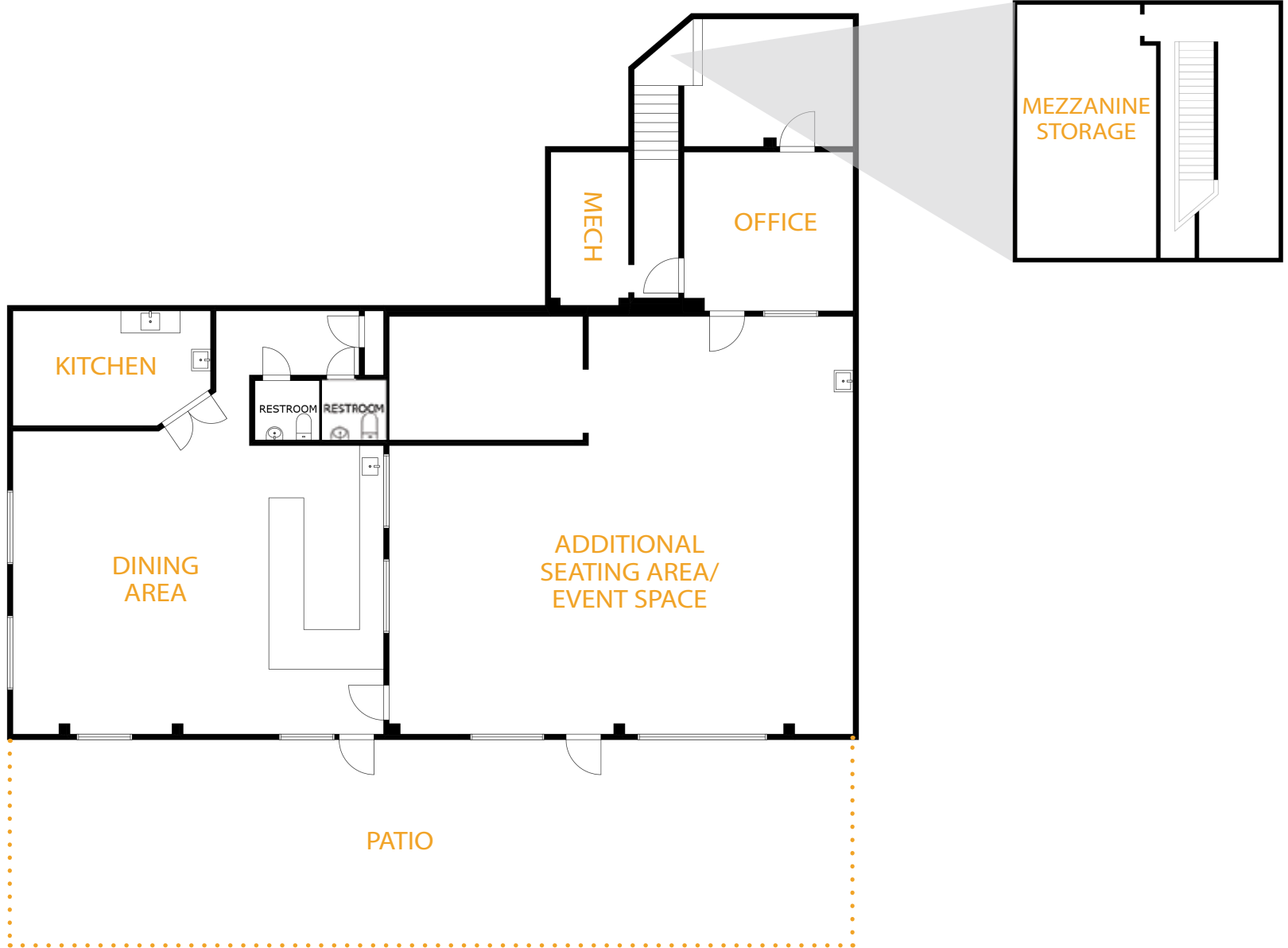
- Restaurant/retail space with dining area, bar, event space, kitchen, private restrooms, offices, multiple points of storage including mezzanine space, and a covered exterior patio in the heart of the Exchange
- Building signage facing College Avenue
- Access to grease trap
- Tenant pays electric and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



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

FLOOR PLAN

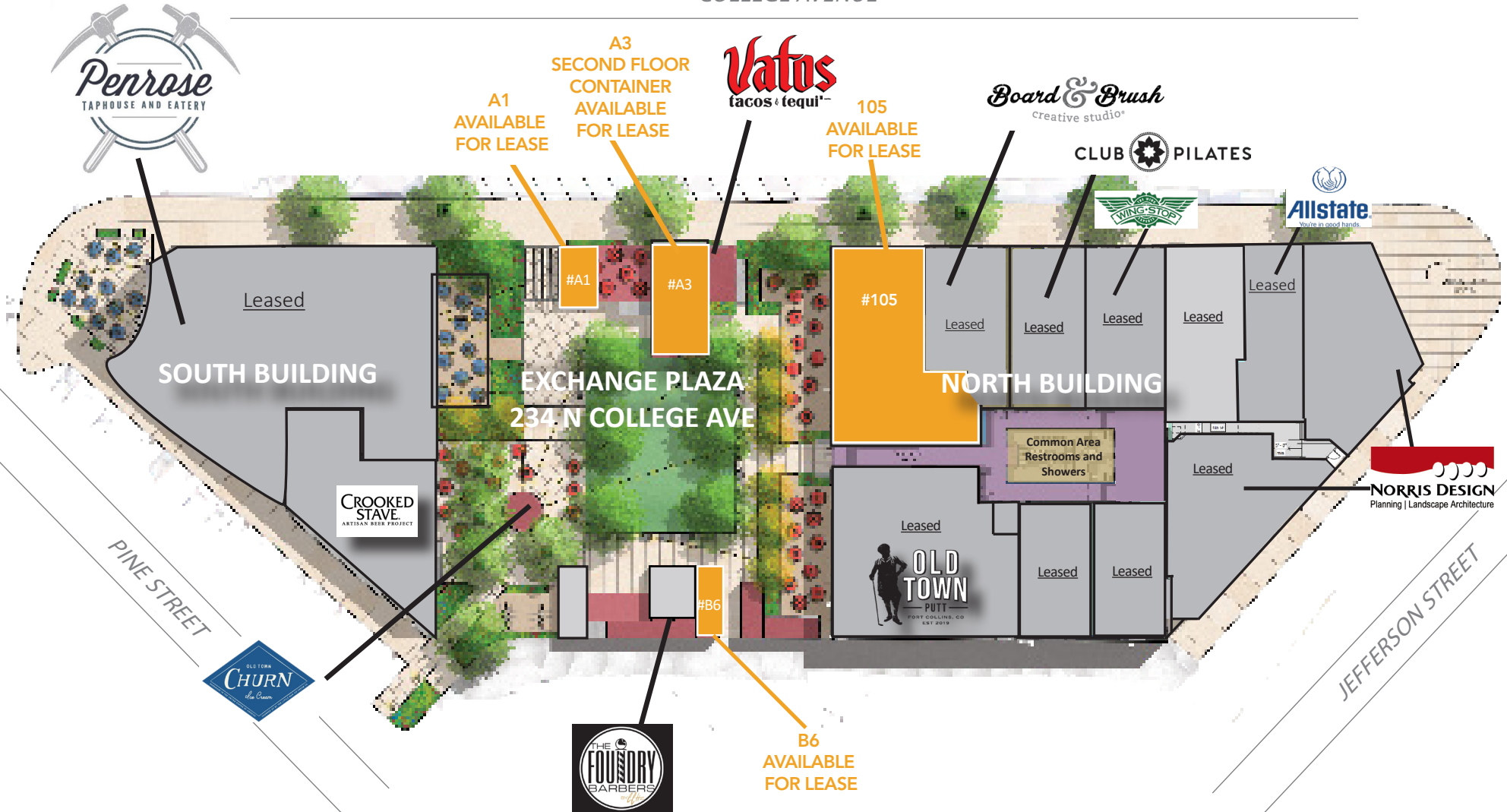
N COLLEGE AVE



PROPERTY PHOTOS



COLLEGE AVENUE



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AREA MAP



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.



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