

## Space Available:

1,061 SF – 3,046 SF\*

\*Minimum available space is usable square footage. See page 2-3 for more details.

## Lease Rate:

\$26.50/SF – \$28.50/SF NNN

## NNN Rate:

\$22.38/SF

\*2026 estimate

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

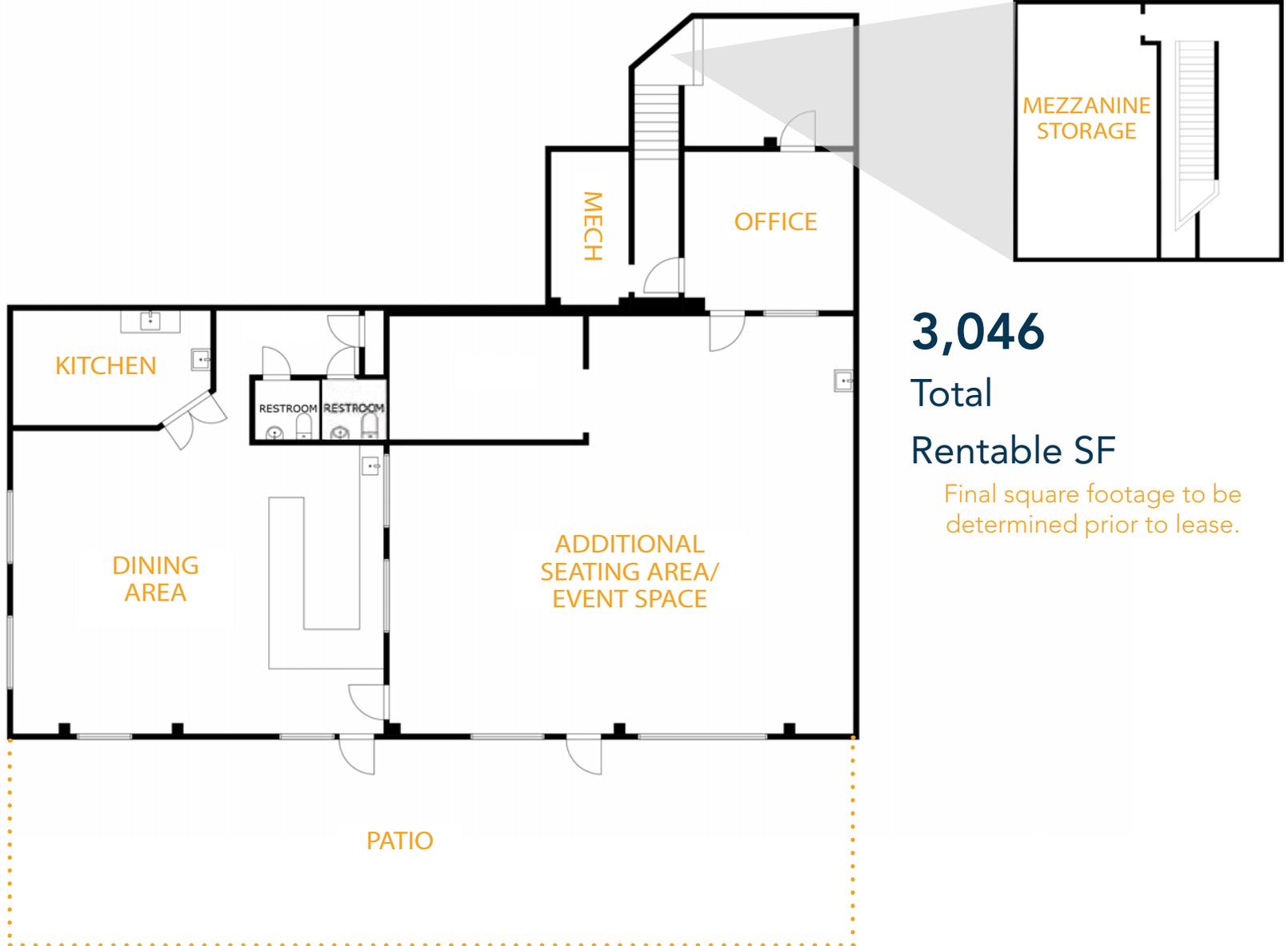
- Restaurant/retail space with dining area, bar, event space, kitchen, private restrooms, offices, multiple points of storage including mezzanine space, and a covered exterior patio in the heart of the Exchange
- Building signage facing College Avenue
- Access to grease trap
- Tenant pays electric and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



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

# FLOOR PLAN

N COLLEGE AVE



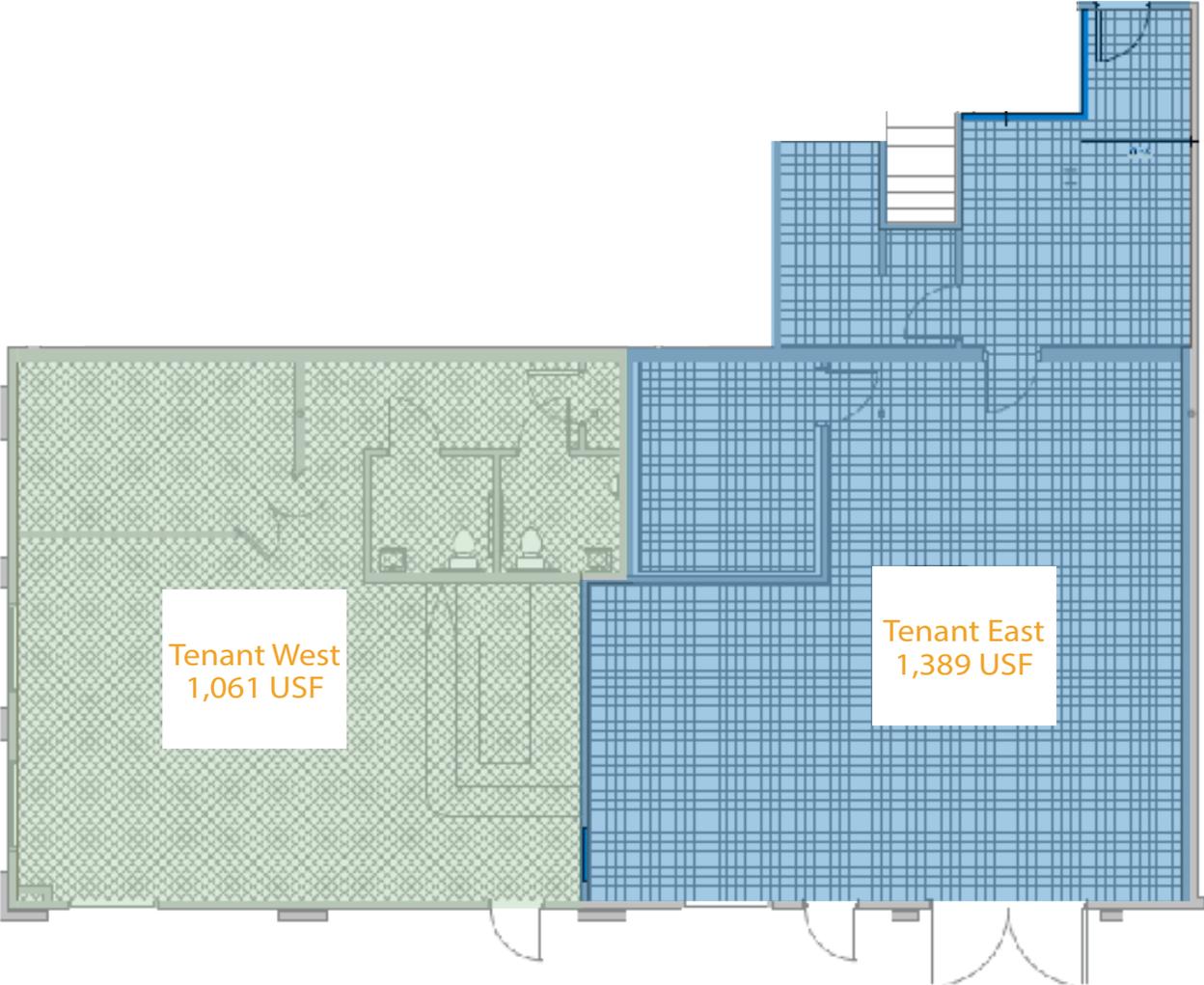
**3,046**

Total

Rentable SF

Final square footage to be determined prior to lease.

N COLLEGE AVE



Square footages given are usable only.

Final square footage to be determined prior to lease.

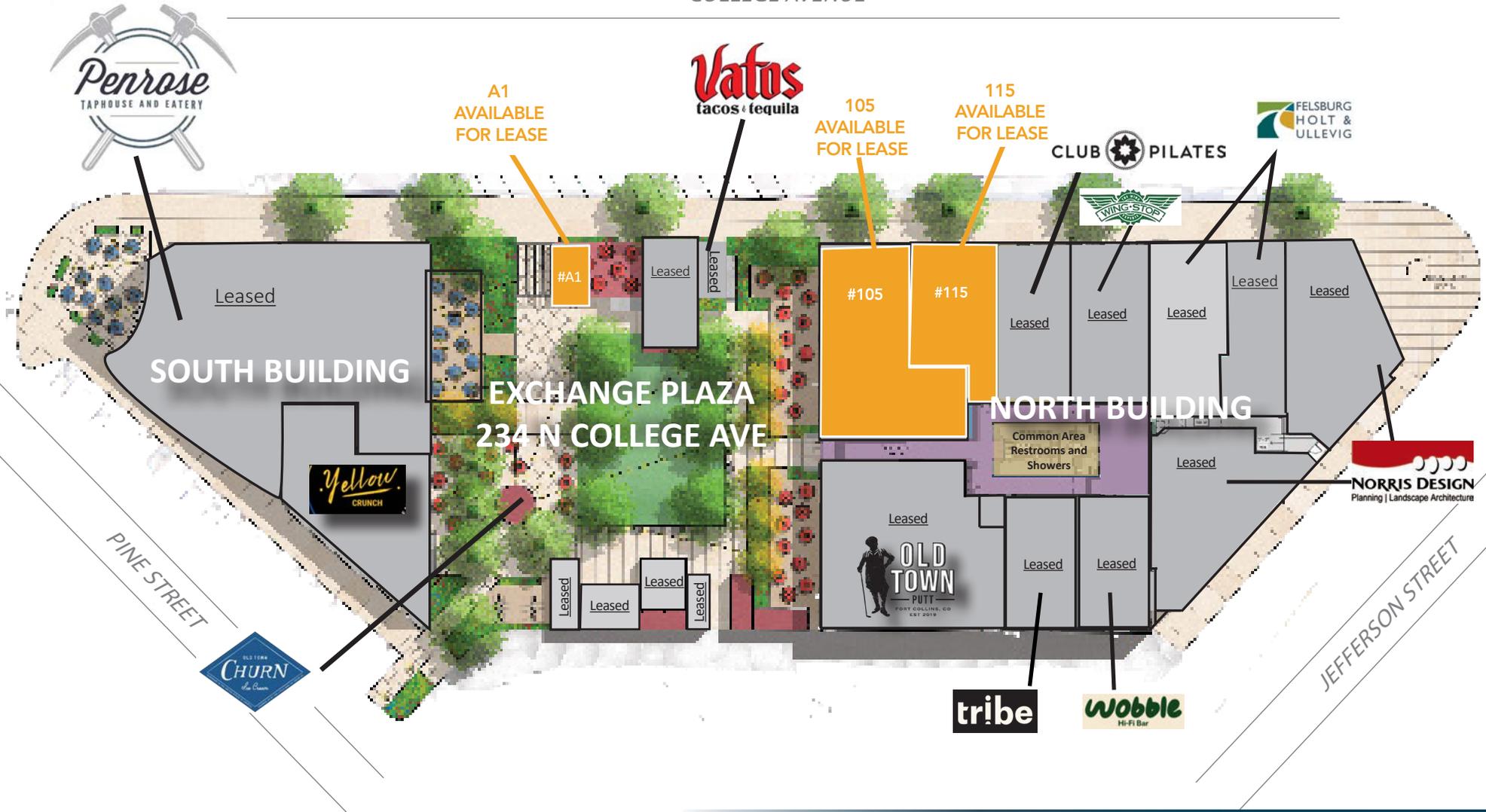


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# PROPERTY PHOTOS



COLLEGE AVENUE



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NICK NORTON, CCIM / JAKE ARNOLD / JOSH GUERNSEY

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# AREA MAP



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**Space Available:**

1,336 SF

**Lease Rate:**

\$28.50/SF NNN

**NNN Rate:**

\$21.02/SF  
\*2026 estimate

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

**244 N COLLEGE AVE  
UNIT 115  
FORT COLLINS, CO 80524**

- 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 and access to grease trap
- Tenant pays electric and gas



N COLLEGE AVE

Main Entrance

OPEN SPACE  
1,336 SF

Sink

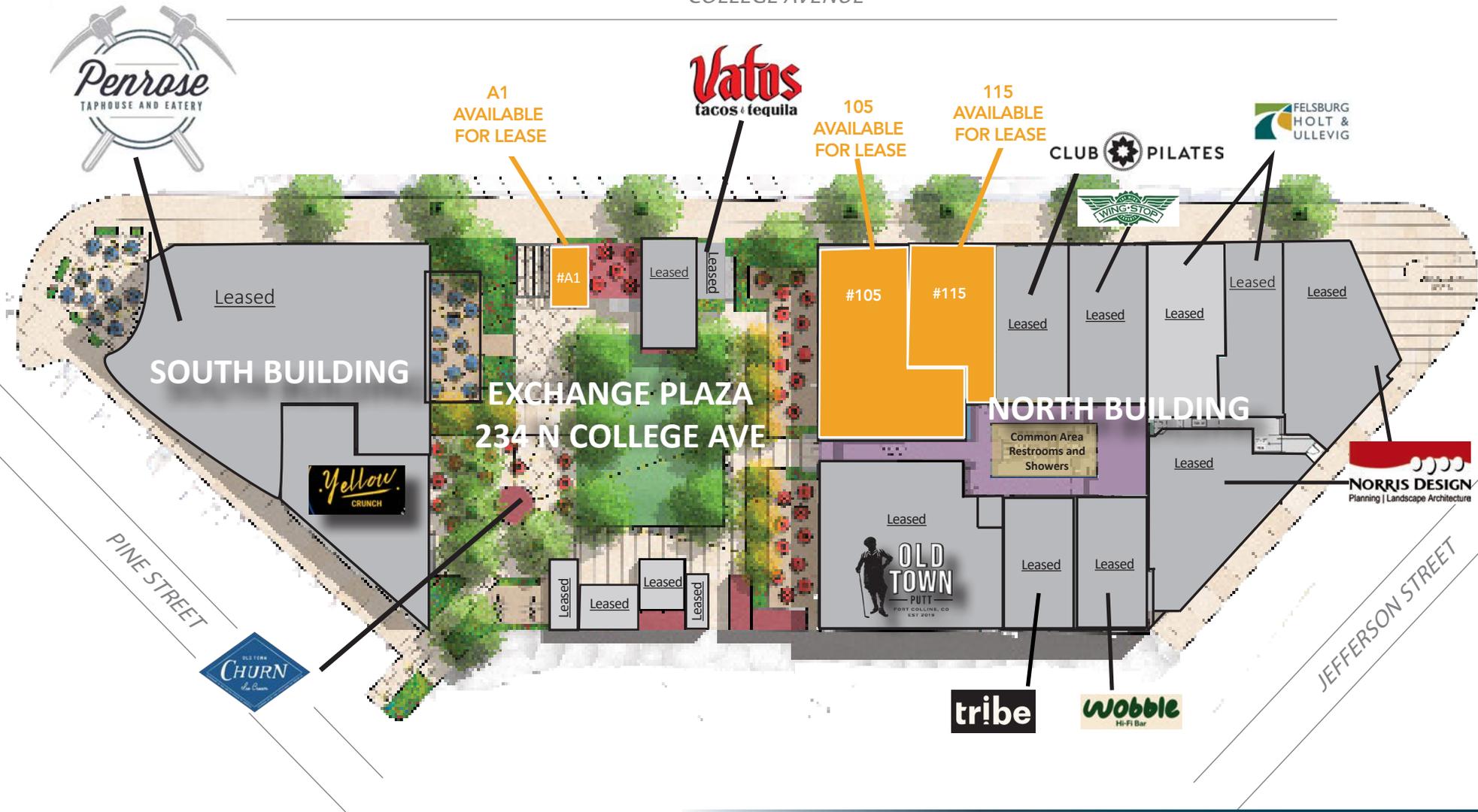
Exit



# UNIT 115 | PROPERTY PHOTOS



COLLEGE AVENUE



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## Available Container Space

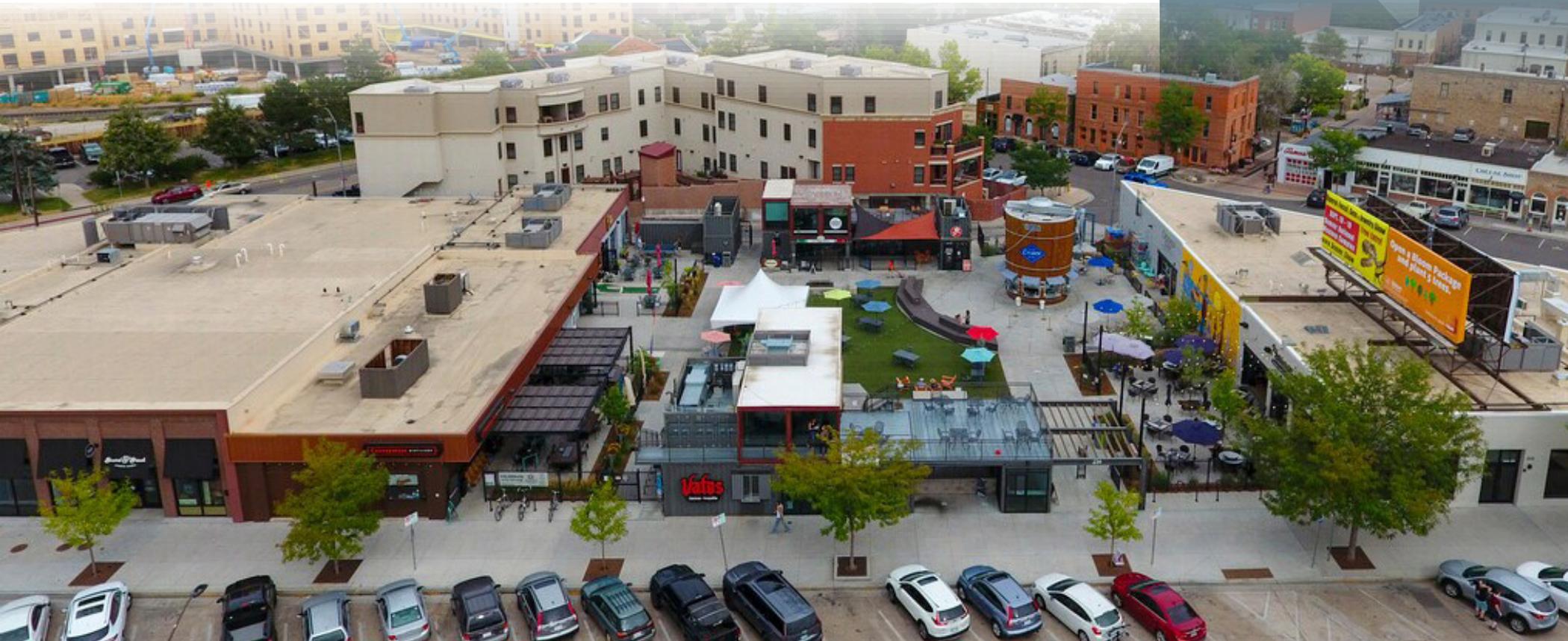
**SUITE A1:** 300 SF

## Lease Rate:

Gross Lease Rate: \$3,000/mo

### *PRIME RETAIL SPOTS IN OLD TOWN ALONG COLLEGE AVE FOR LEASE*

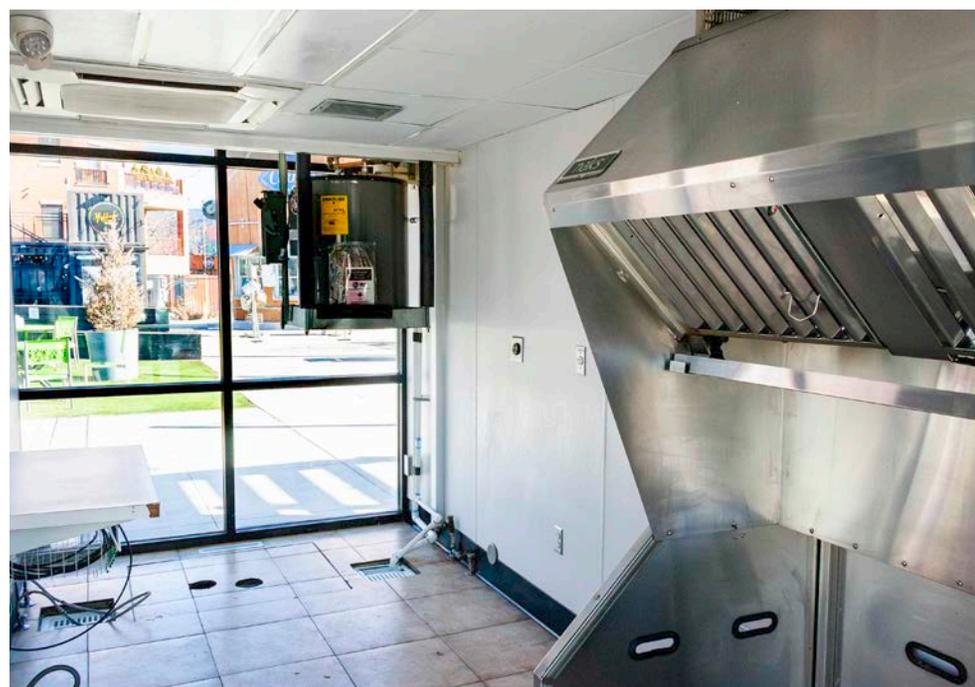
- The Exchange is uniquely Fort Collins and a major addition to the vibrancy and character of Old Town. A destination for great food, entertainment, mercantile and creative outdoor areas, The Exchange creates the perfect fusion of family-friendly leisure and liveliness.
- Suite A1 has ordering/serving window facing College Avenue, interior window facing the Exchange plaza, access to grease trap, and shared dining patio.

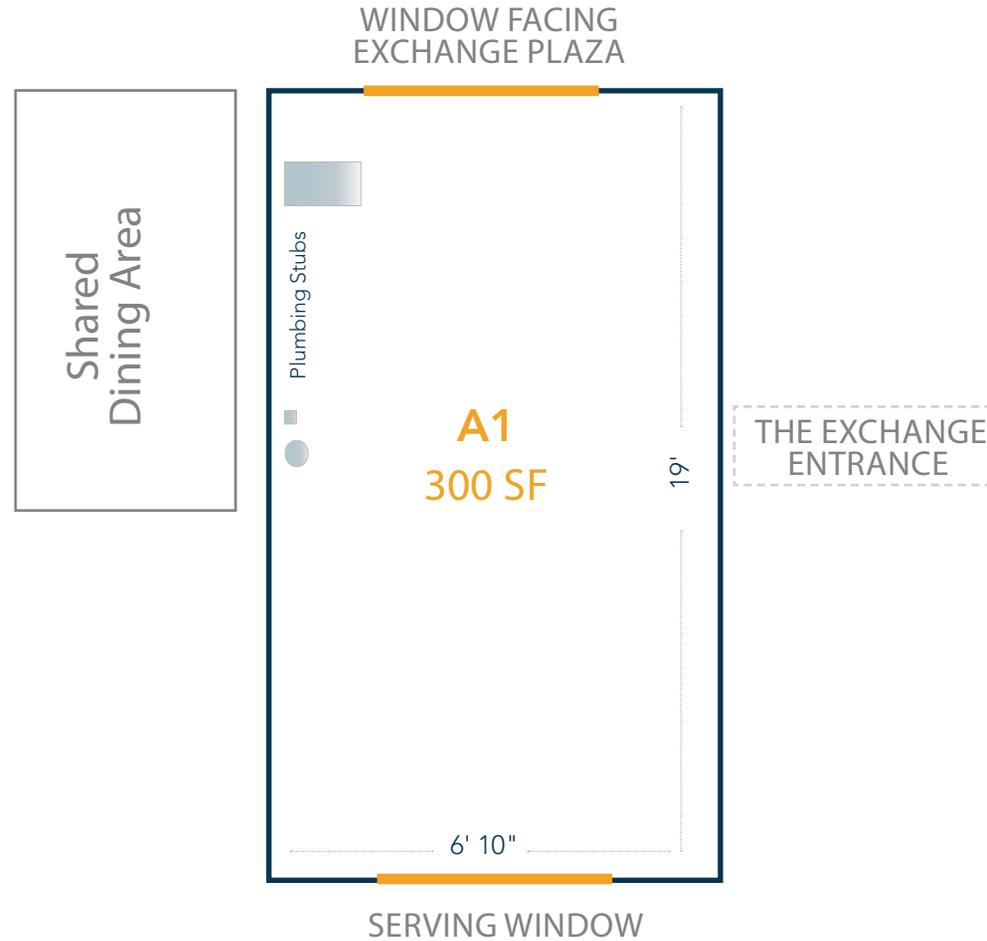


**234 N COLLEGE AVE**

**FORT COLLINS, CO 80524**

**CONTAINERS AT  
THE EXCHANGE**





COLLEGE AVE



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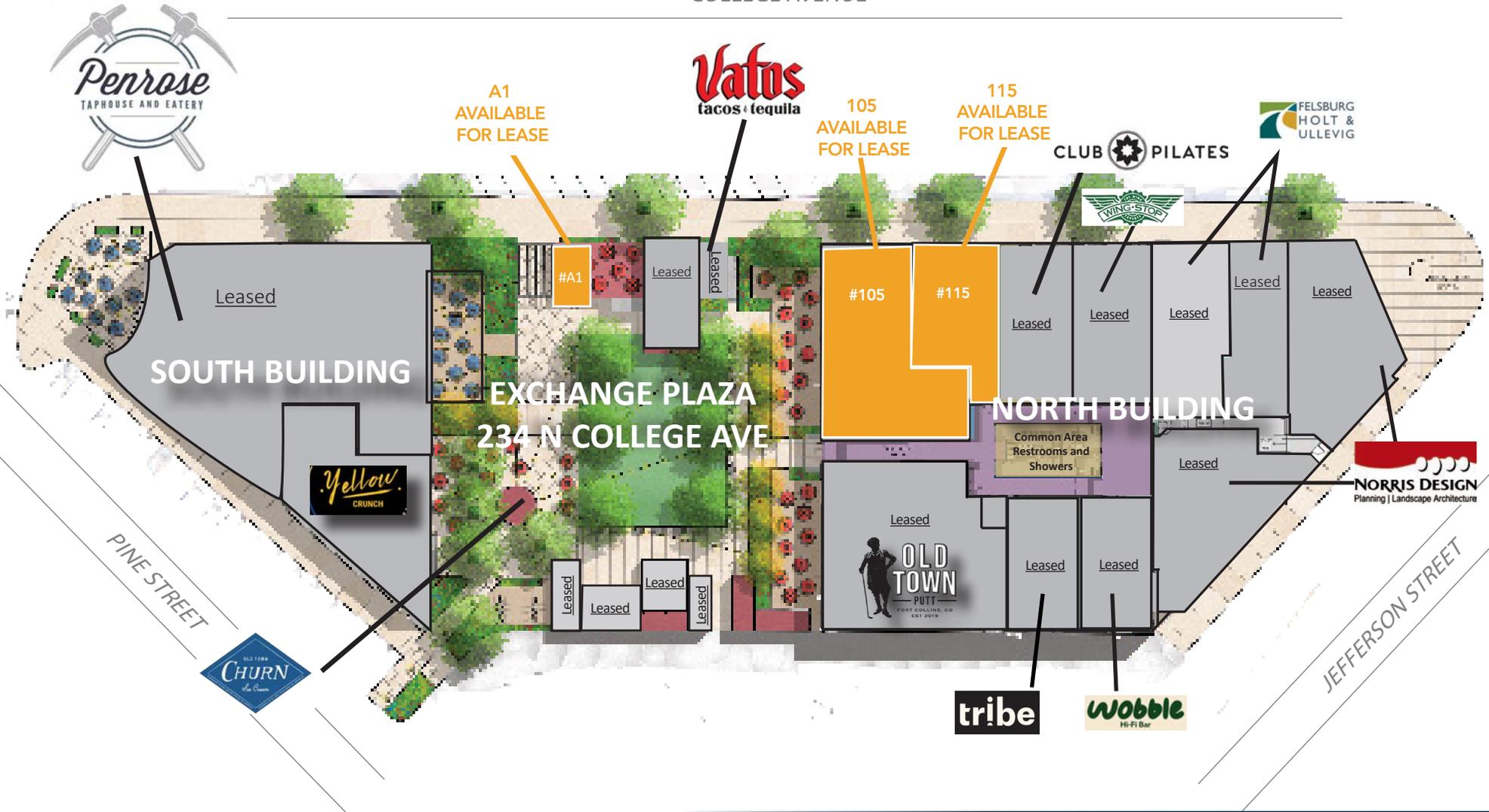


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