



**Suite B6:** 213 SF  
**Available:** Now  
**Lease Rate:** \$979 / mo.  
**CAM Expenses:** \$575 / mo.  
**Total:** \$1,554 / mo. gross

- *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



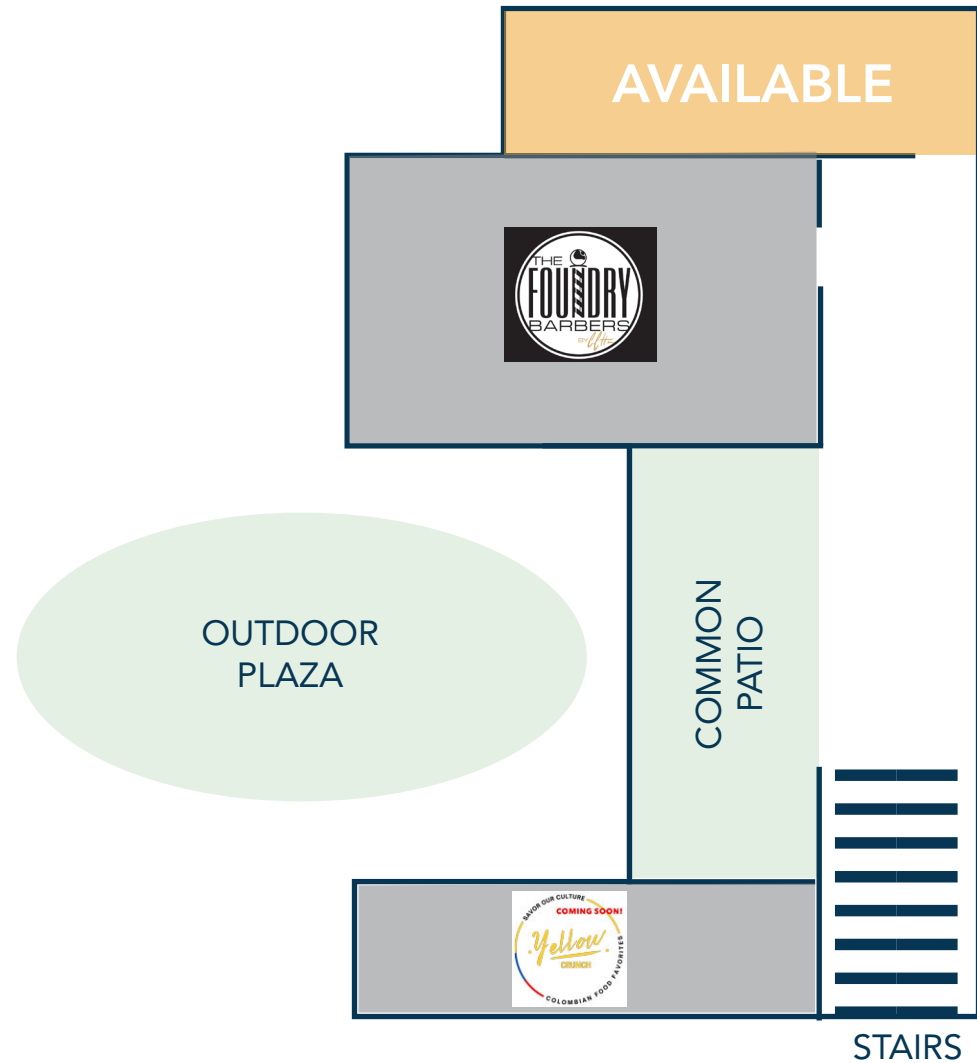
Interior



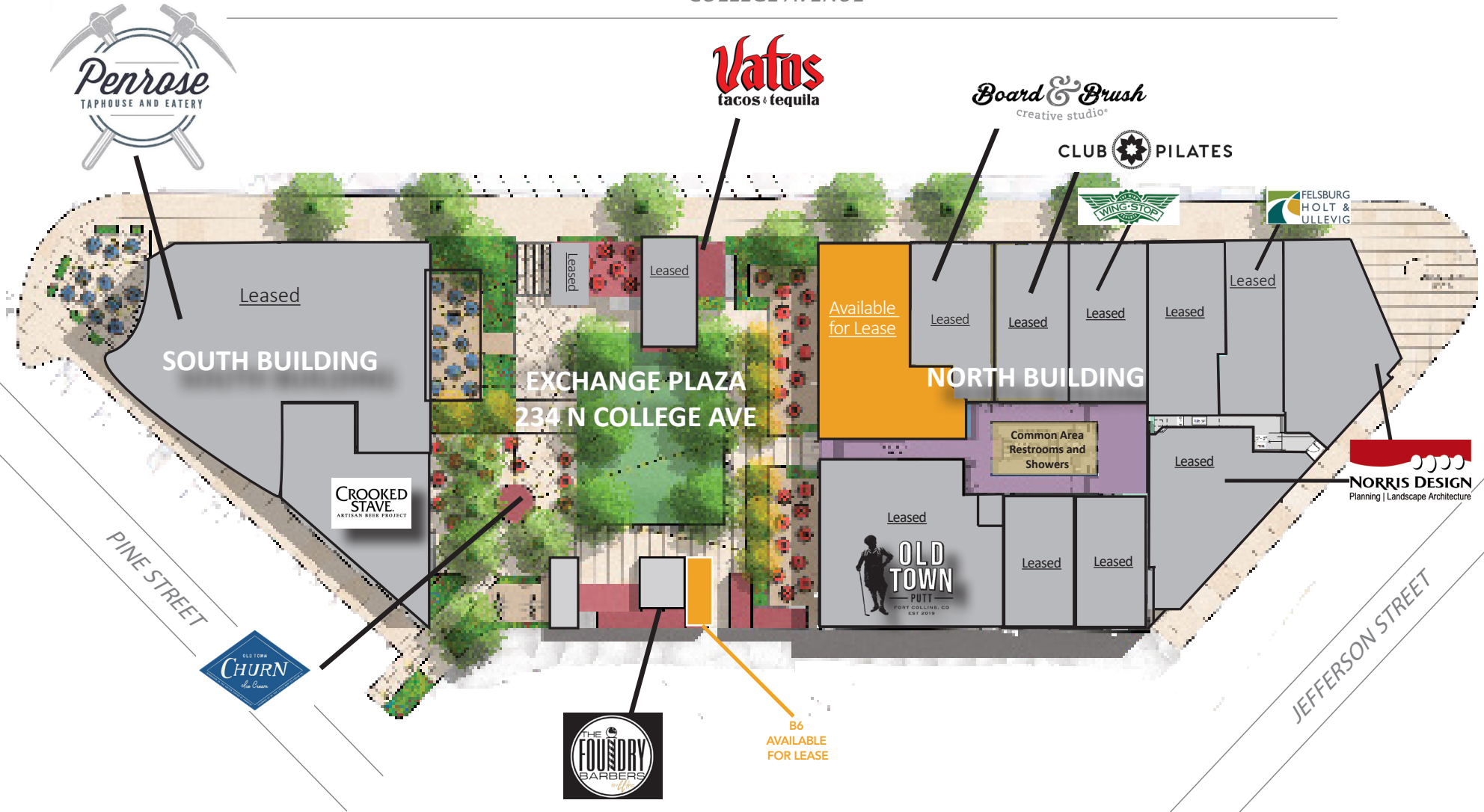
Shared Patio

# 234 N COLLEGE - THE EXCHANGE

## SPACE LAYOUT



COLLEGE AVENUE



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