

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

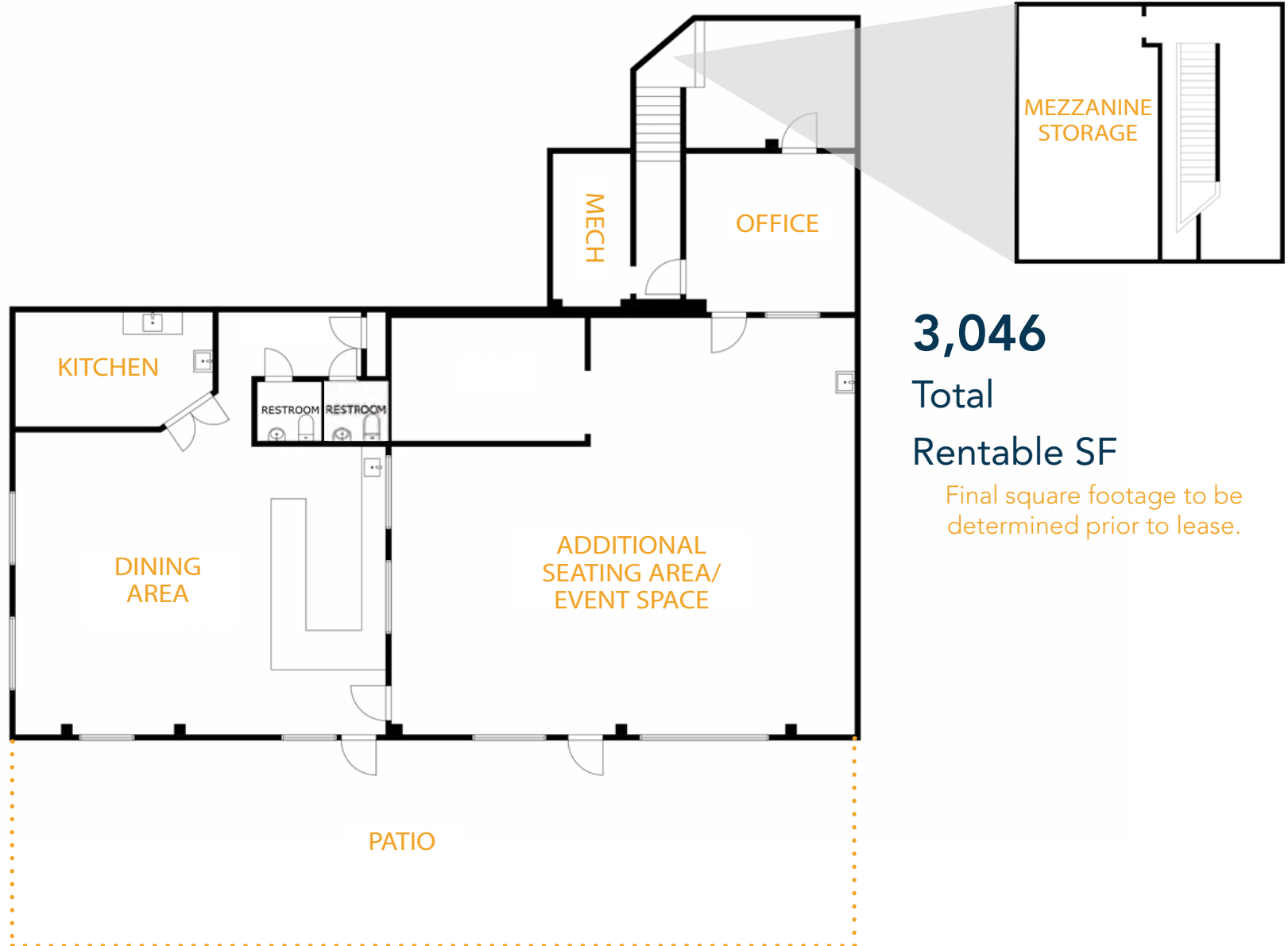
- Restaurant/retail space with dining area, bar, event space, kitchen, private restrooms, offices, multiple points of storage including mezzanine space, and a covered exterior patio in the heart of the Exchange
- Building signage facing College Avenue
- Access to grease trap
- Tenant pays electric and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



244 N COLLEGE AVE
UNIT 105
FORT COLLINS, CO 80524

FLOOR PLAN

N COLLEGE AVE



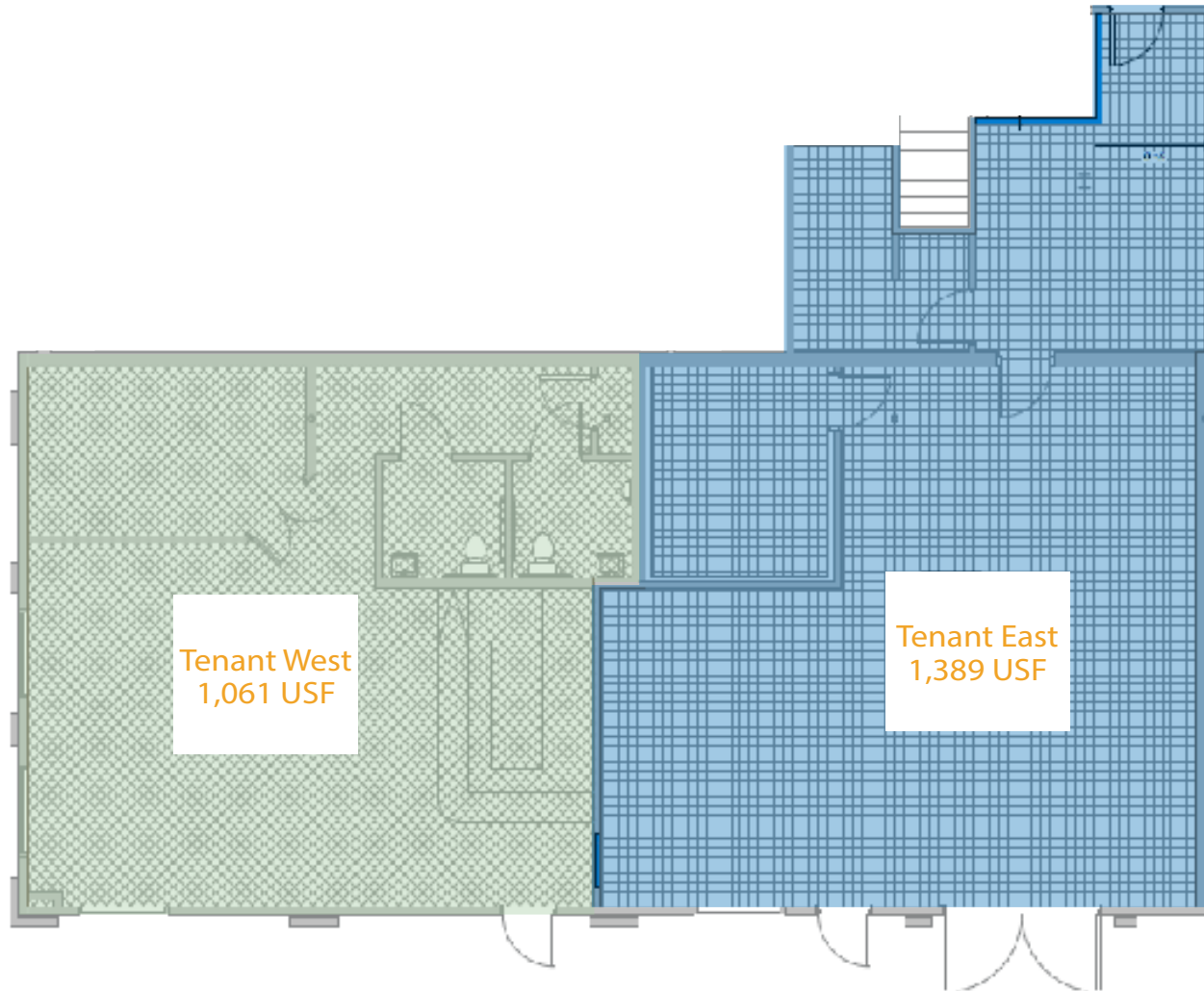
3,046

Total

Rentable SF

Final square footage to be determined prior to lease.

N COLLEGE AVE



Tenant West
1,061 USF

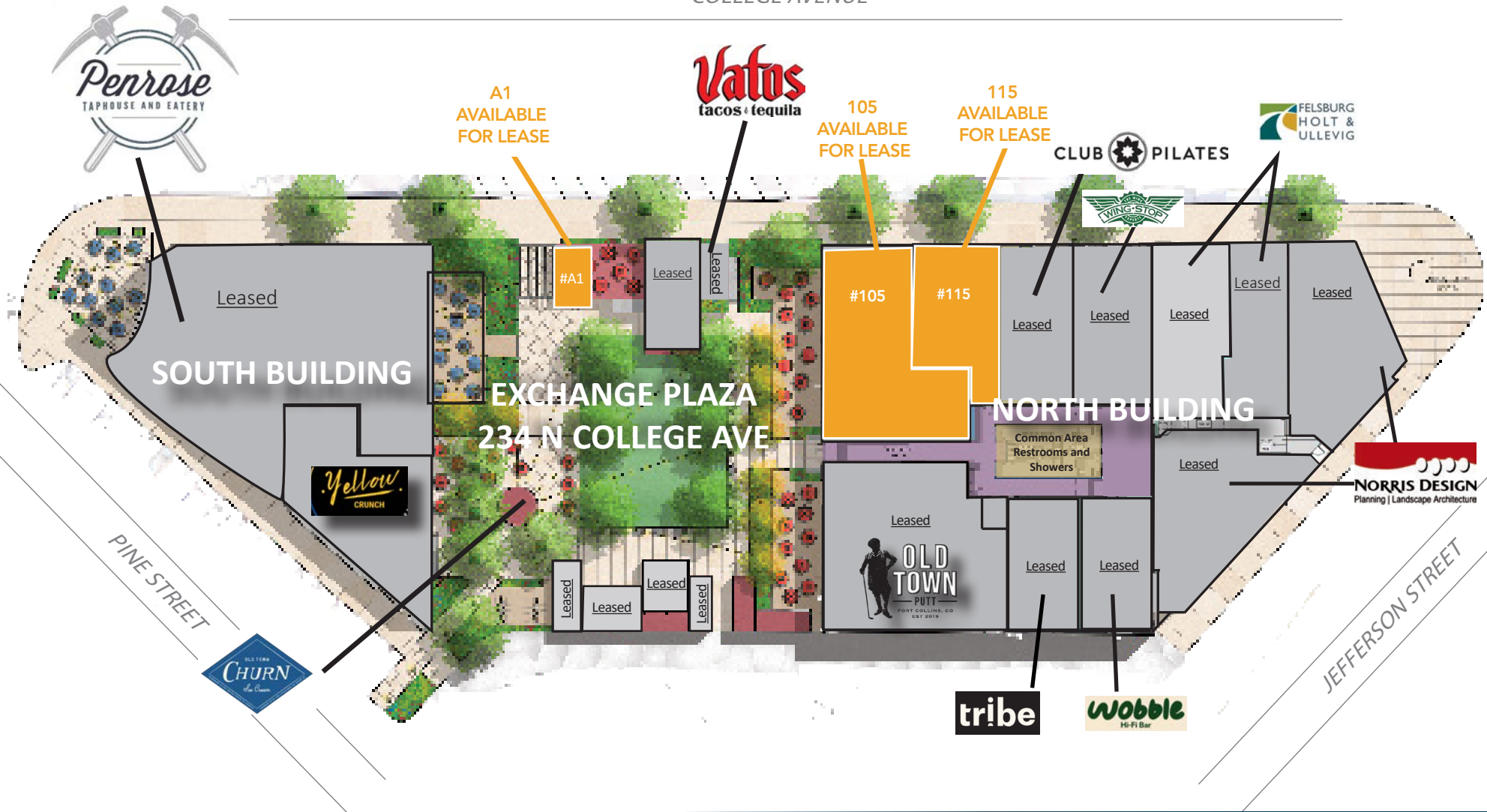
Tenant East
1,389 USF

Square footages given are usable only.

Final square footage to be determined prior to lease.

PROPERTY PHOTOS





CONTACT: Nick Norton, CCIM • 970-213-3116 • nnorton@waypointRE.com

Jake Arnold • 970-294-5331 • jarnold@waypointRE.com

Josh Guernsey • 970-218-2331 • jguernsey@waypointRE.com



NICK NORTON, CCIM / JAKE ARNOLD / JOSH GUERNSEY

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

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.

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



UNIT 115 | FLOOR PLAN

N COLLEGE AVE

Main
Entrance

OPEN SPACE
1,336 SF

Sink

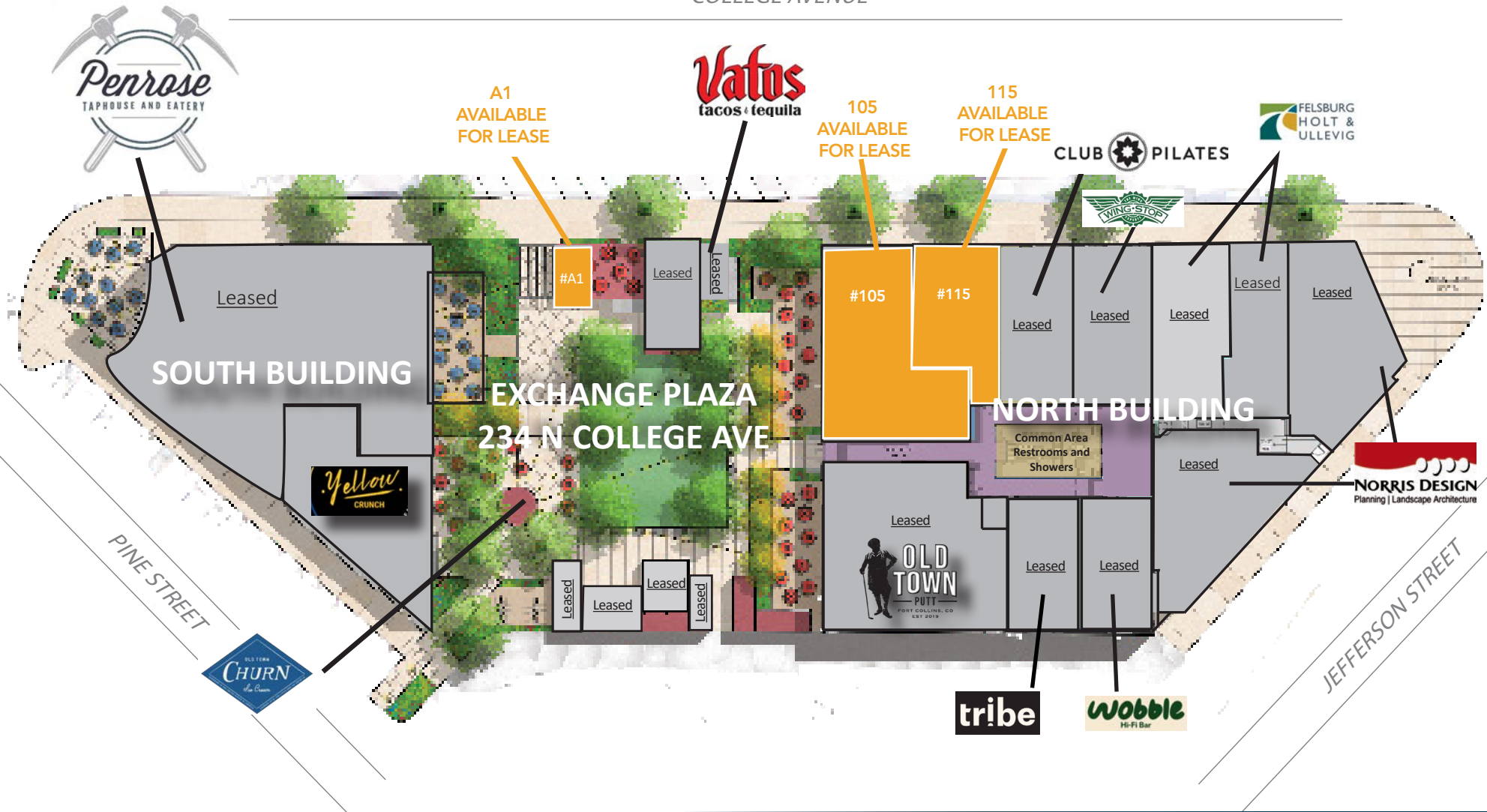
Exit



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UNIT 115 | PROPERTY PHOTOS





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Available Container Space

SUITE A1: 300 SF

Lease Rate:

Gross Lease Rate: \$3,000/mo

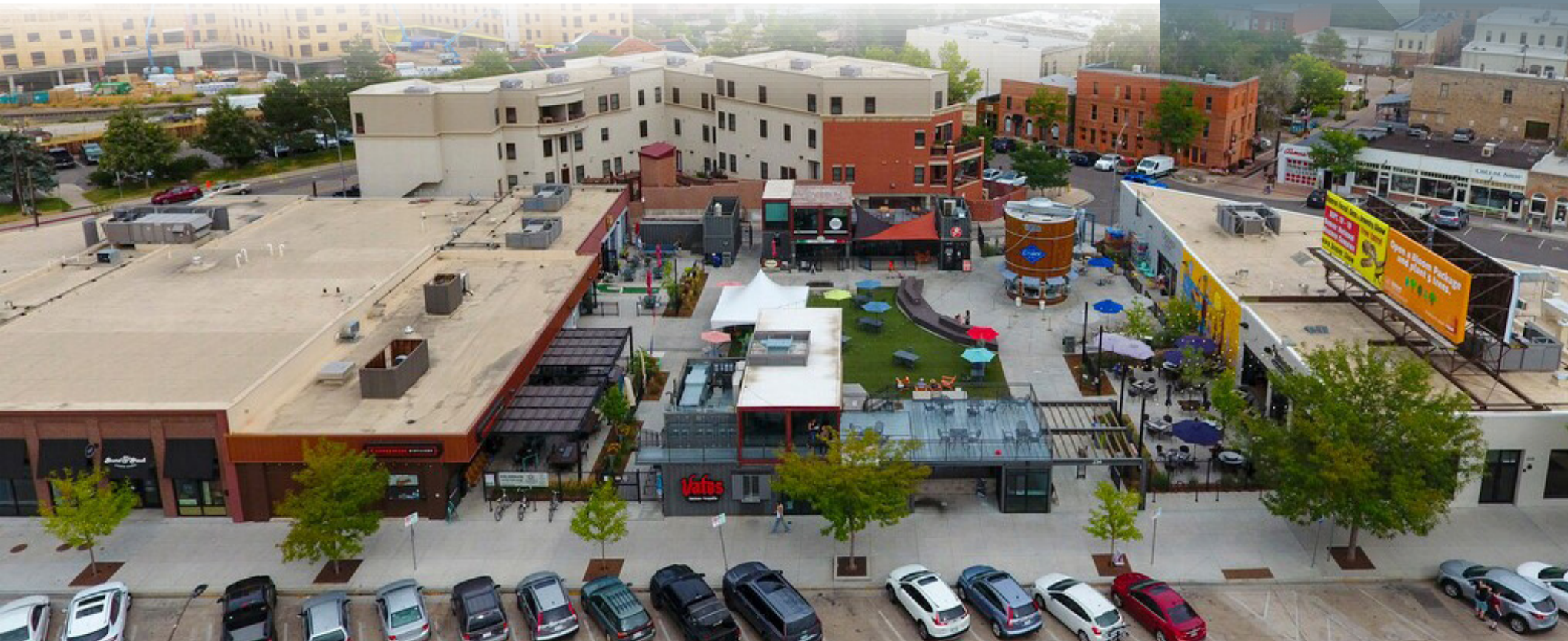
PRIME RETAIL SPOTS IN OLD TOWN ALONG COLLEGE AVE FOR LEASE

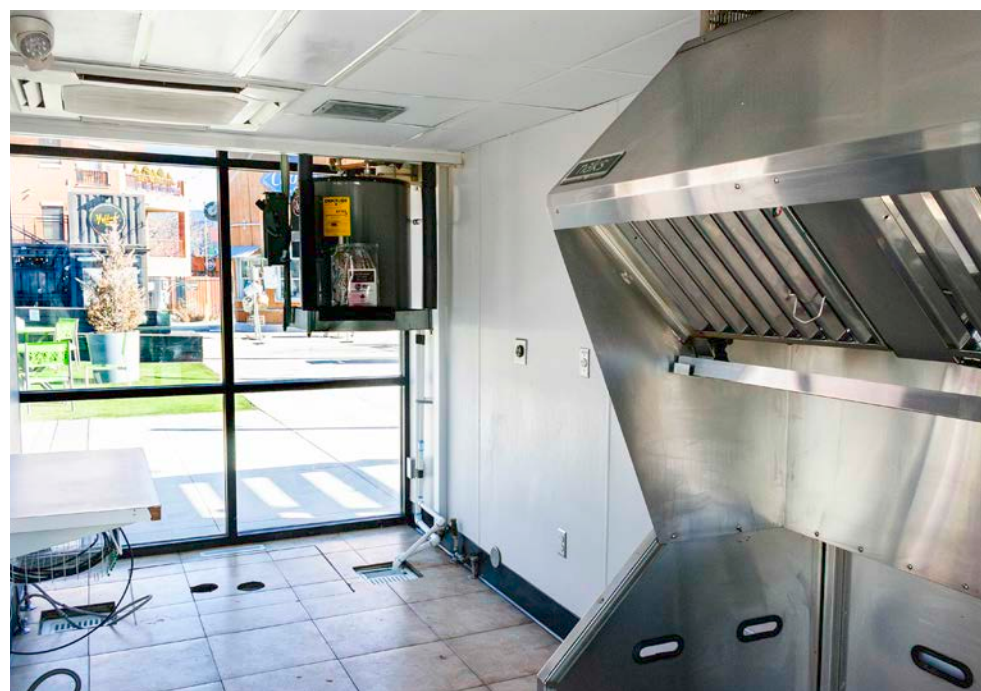
- The Exchange is uniquely Fort Collins and a major addition to the vibrancy and character of Old Town. A destination for great food, entertainment, mercantile and creative outdoor areas, The Exchange creates the perfect fusion of family-friendly leisure and liveliness.
- Suite A1 has ordering/serving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

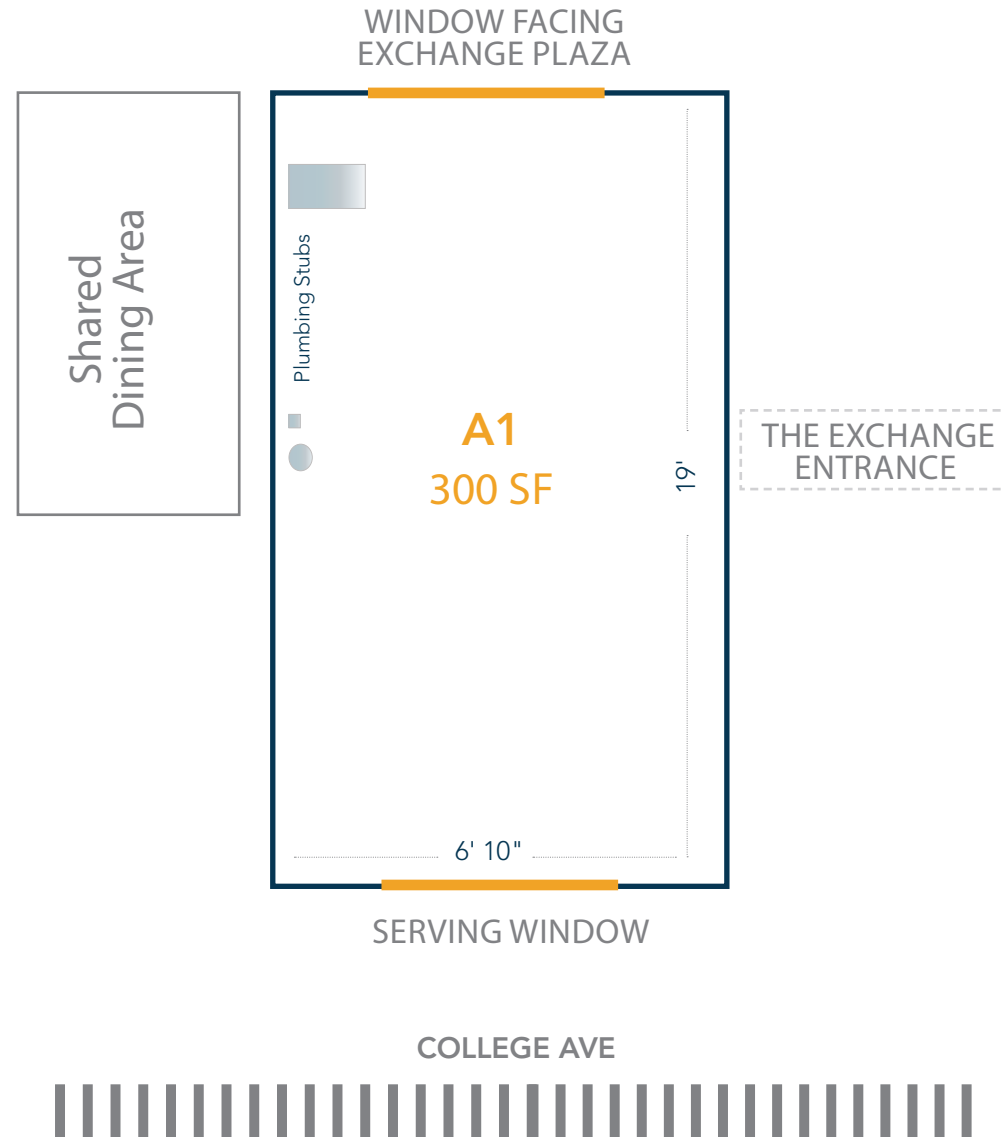
234 N COLLEGE AVE

FORT COLLINS, CO 80524

**CONTAINERS AT
THE EXCHANGE**







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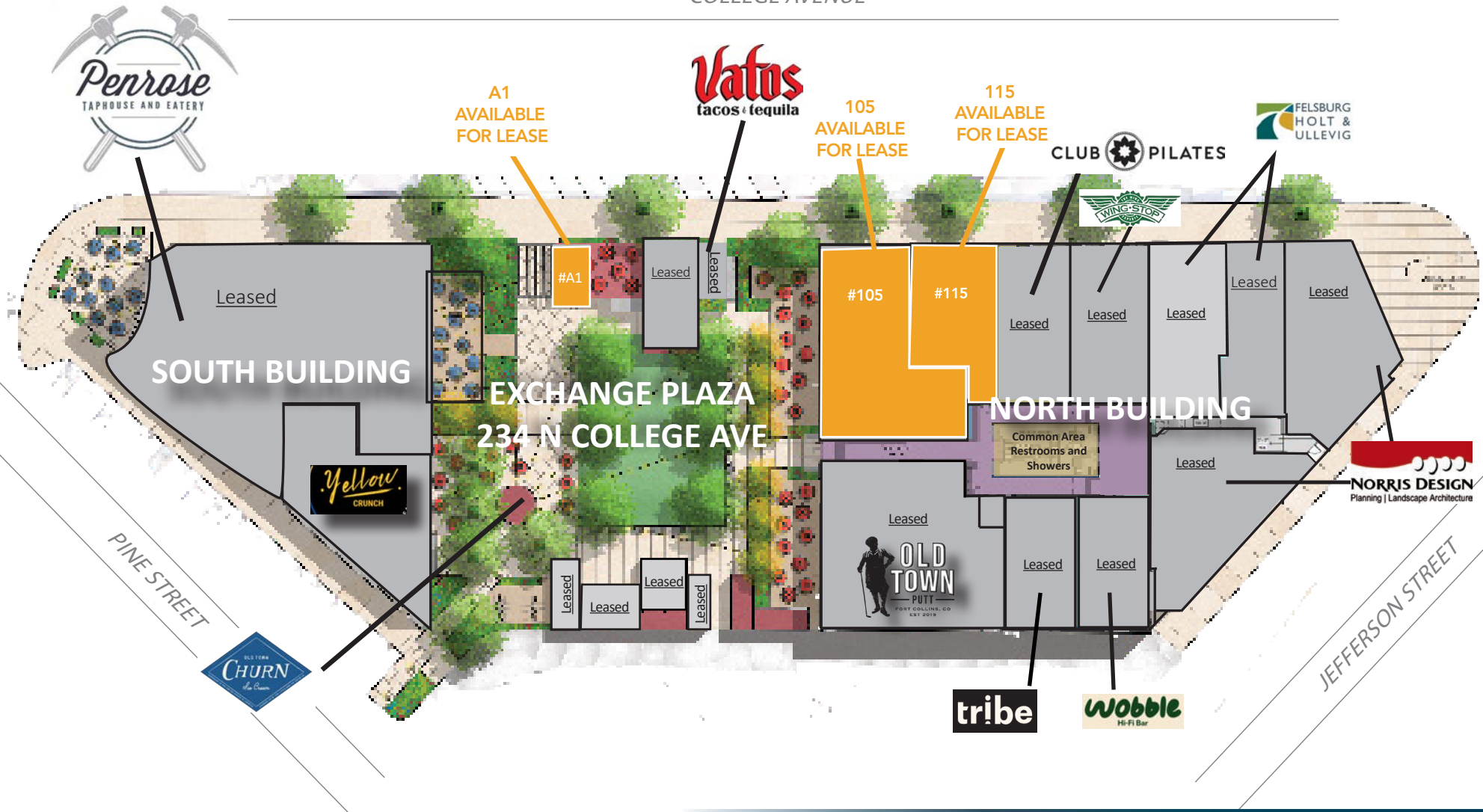
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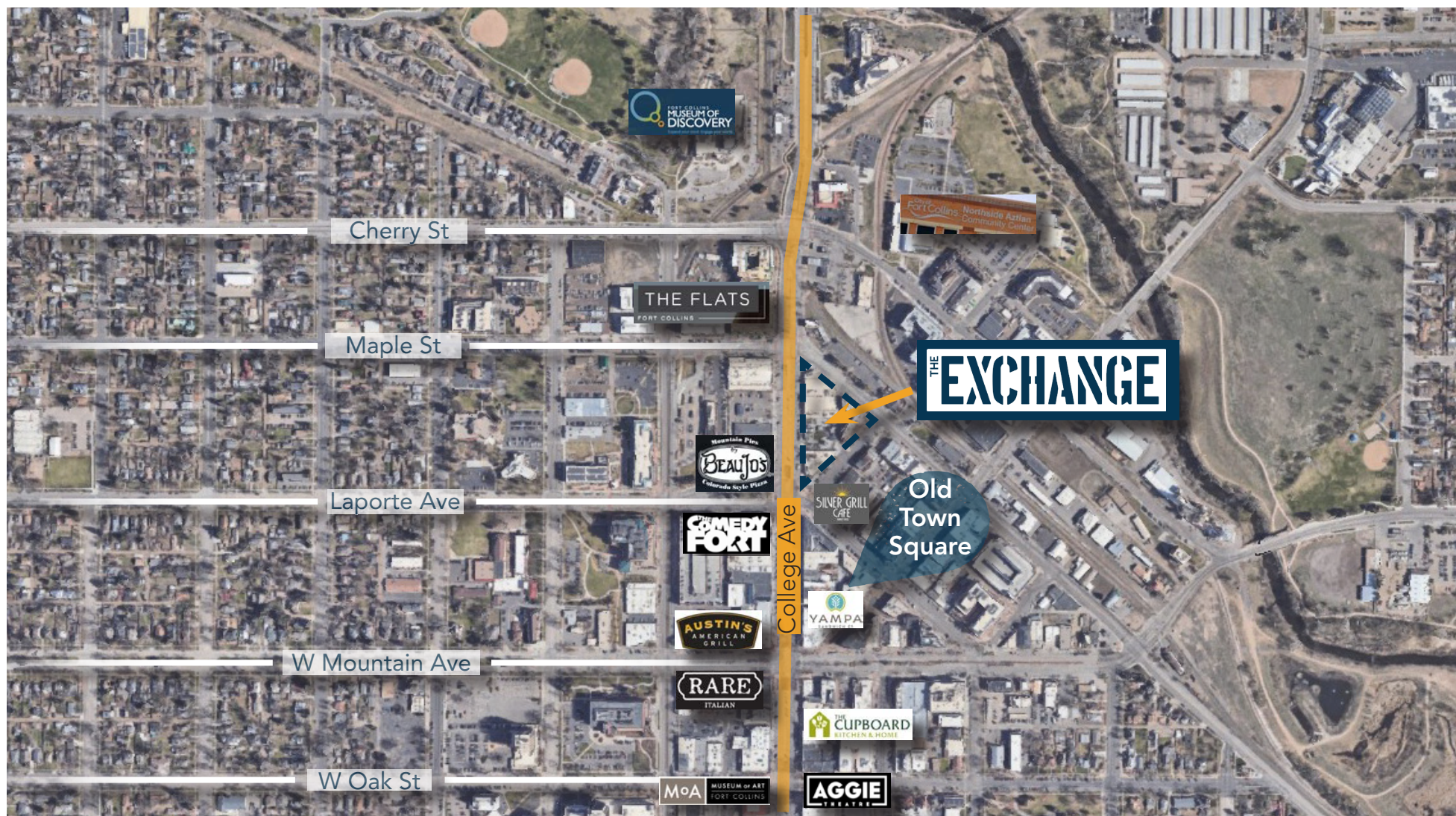


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