

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

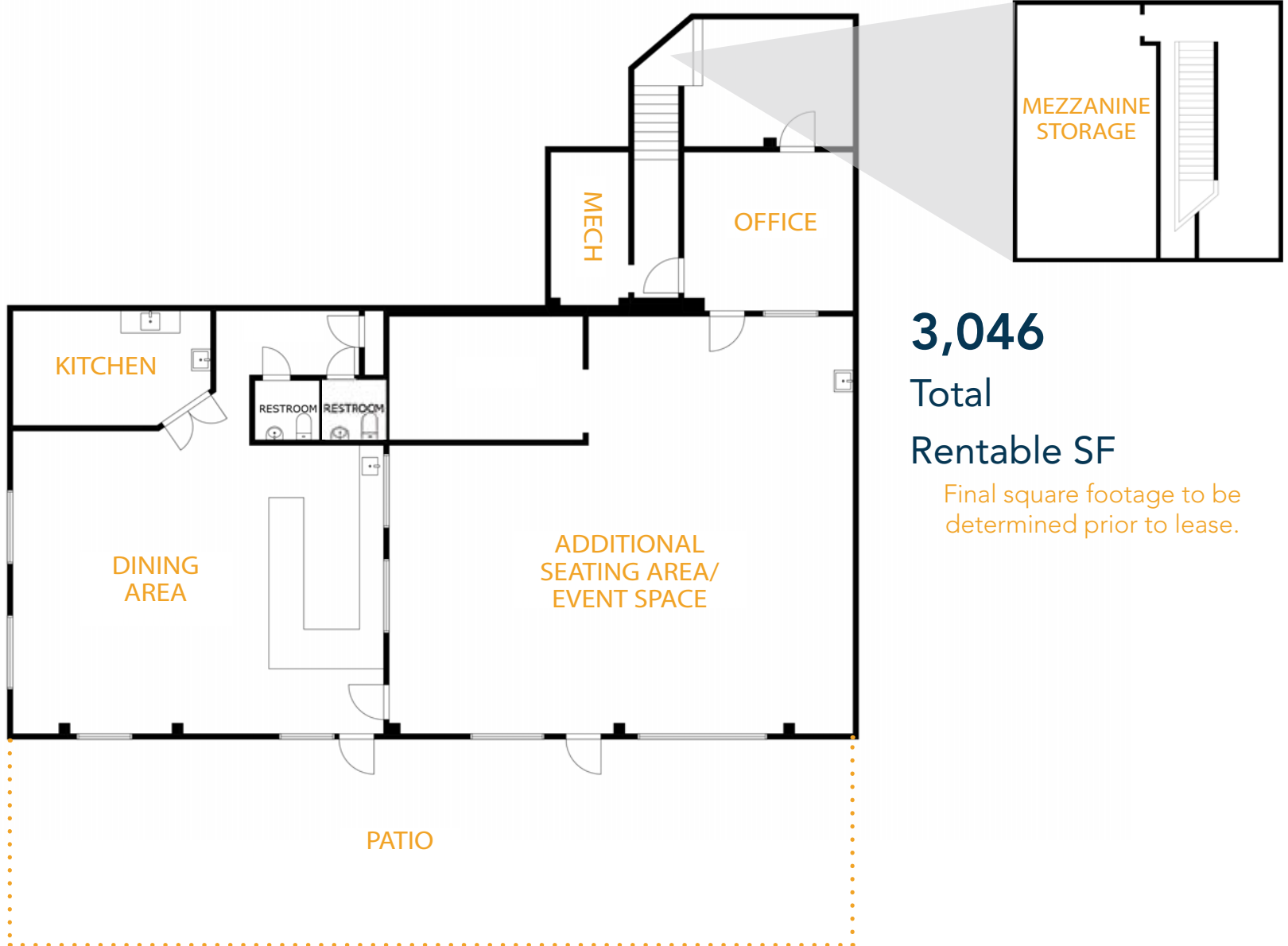
- Restaurant/retail space with dining area, bar, event space, kitchen, private restrooms, offices, multiple points of storage including mezzanine space, and a covered exterior patio in the heart of the Exchange
- Building signage facing College Avenue
- Access to grease trap
- Tenant pays electric and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



244 N COLLEGE AVE
UNIT 105
FORT COLLINS, CO 80524

FLOOR PLAN

N COLLEGE AVE



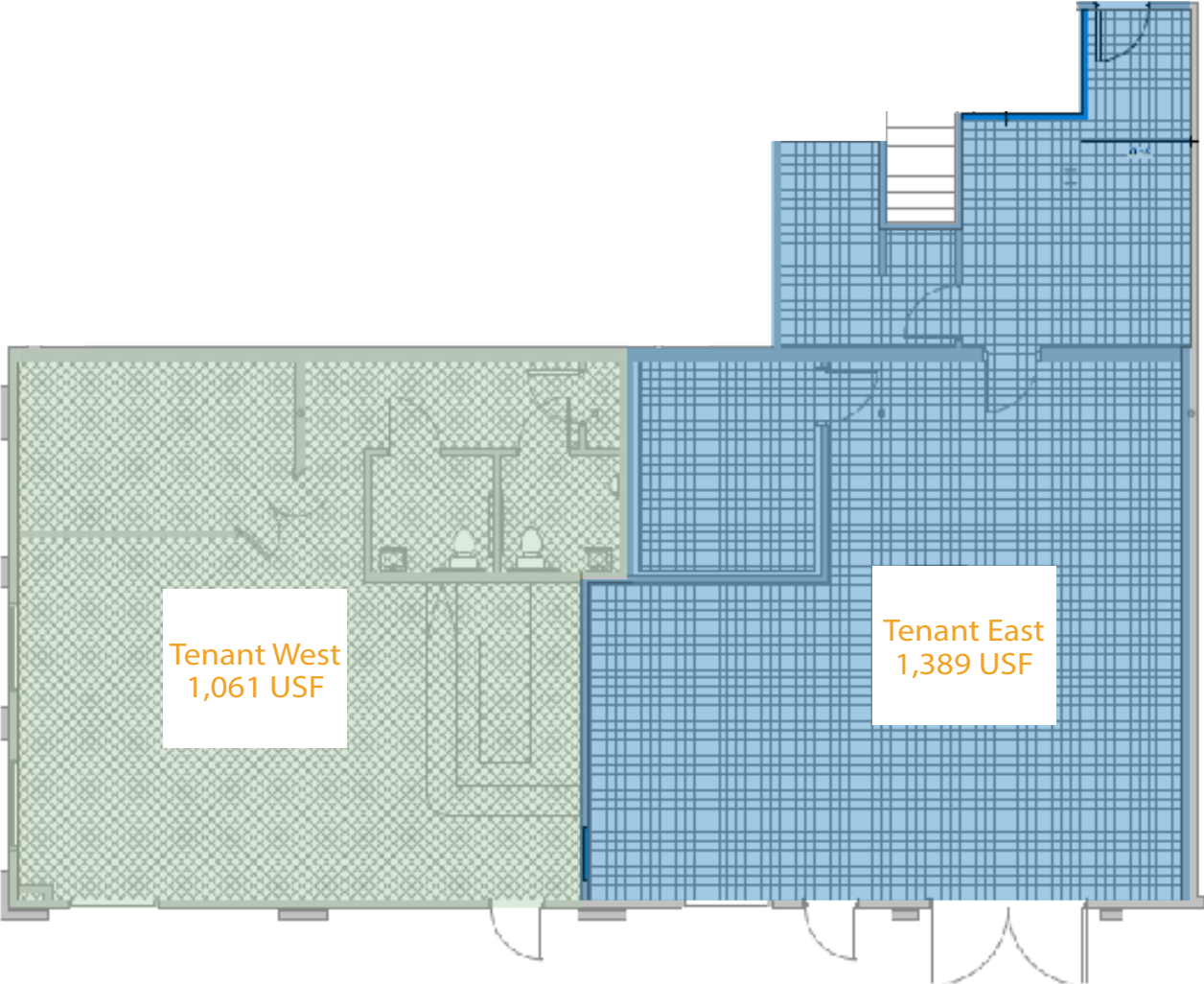
3,046

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.

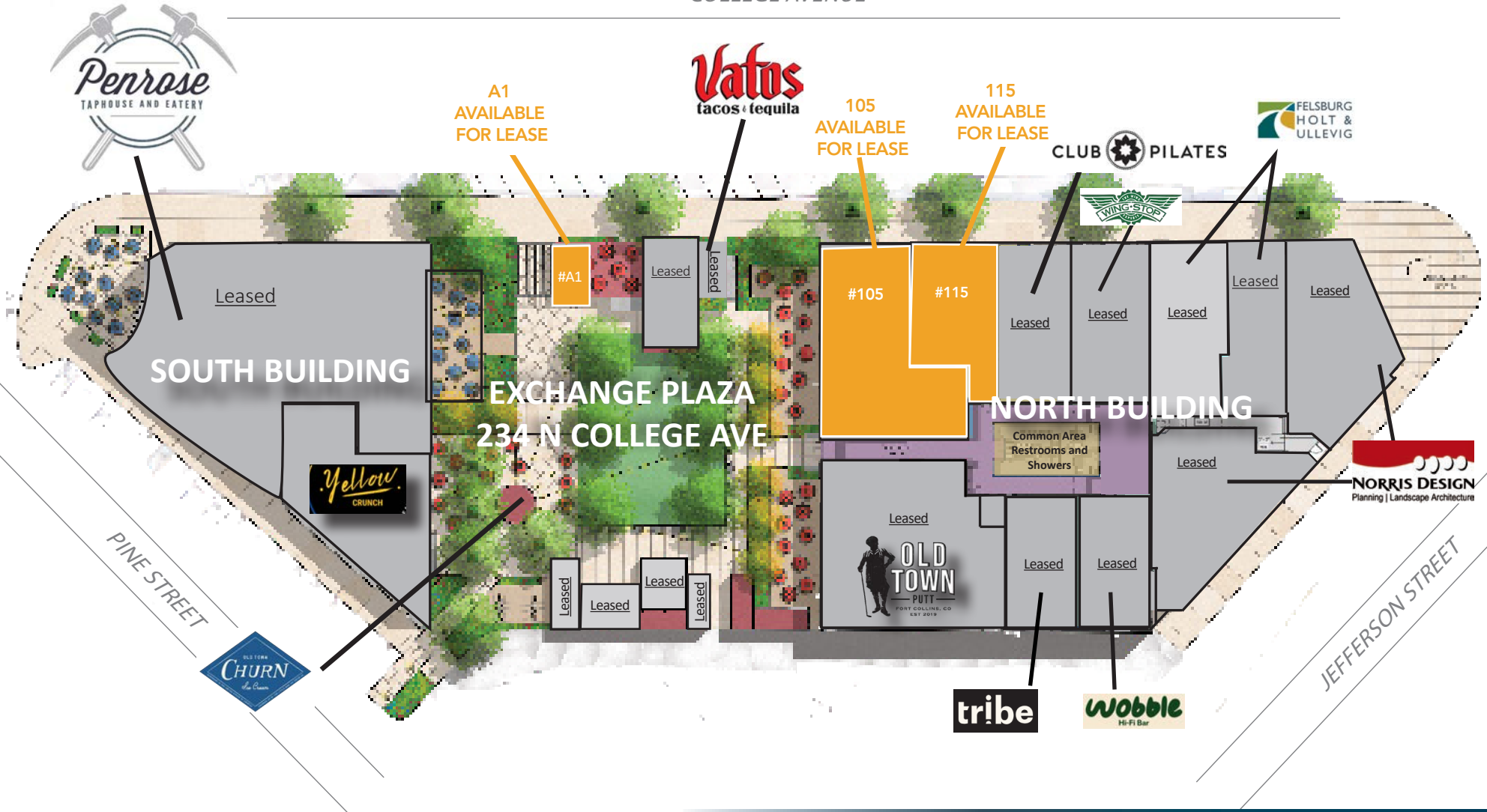


The information contained in this flyer has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.

PROPERTY PHOTOS



COLLEGE AVENUE



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AREA MAP



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