



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

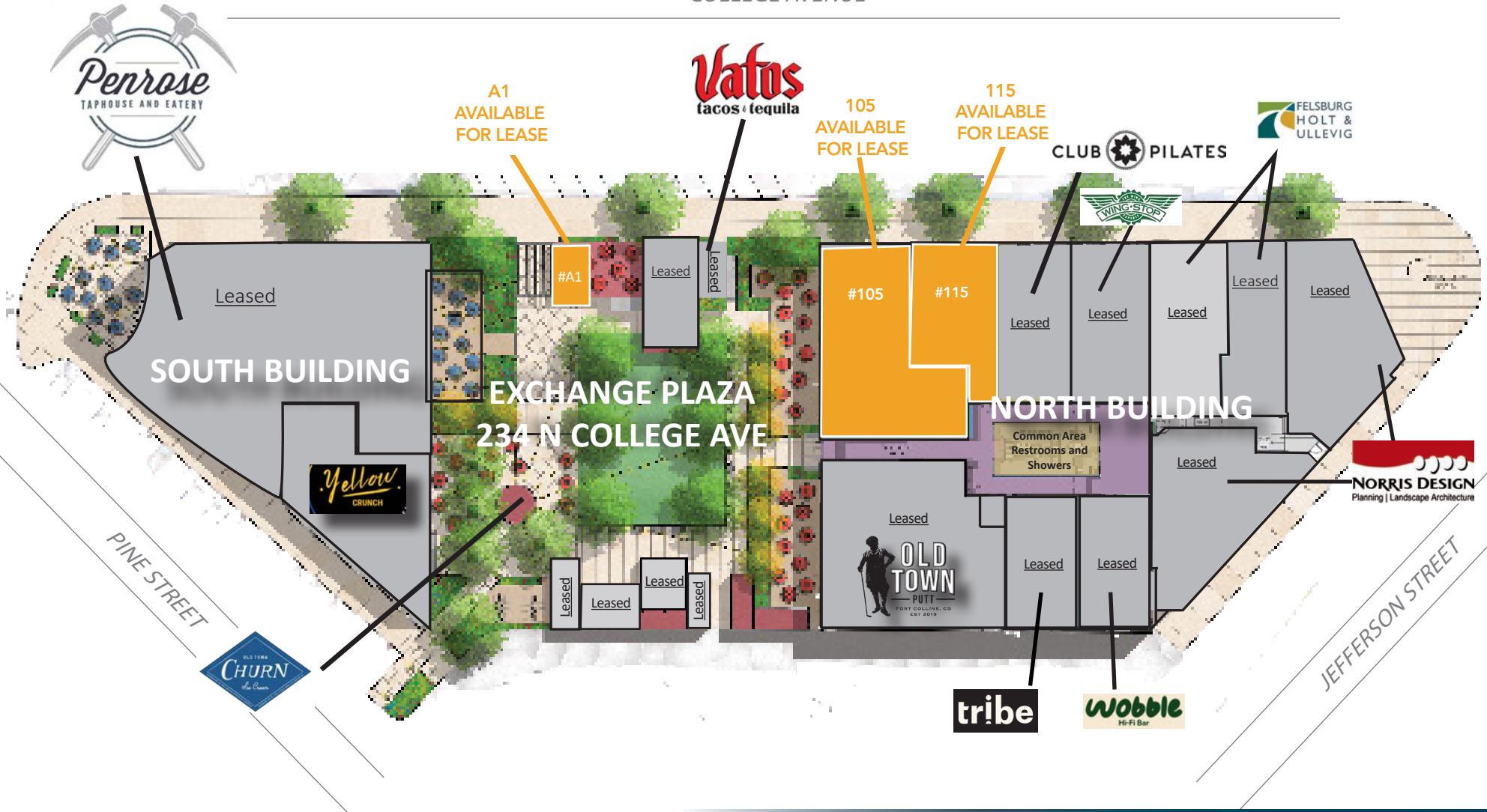
Exit



UNIT 115 | PROPERTY PHOTOS



COLLEGE AVENUE



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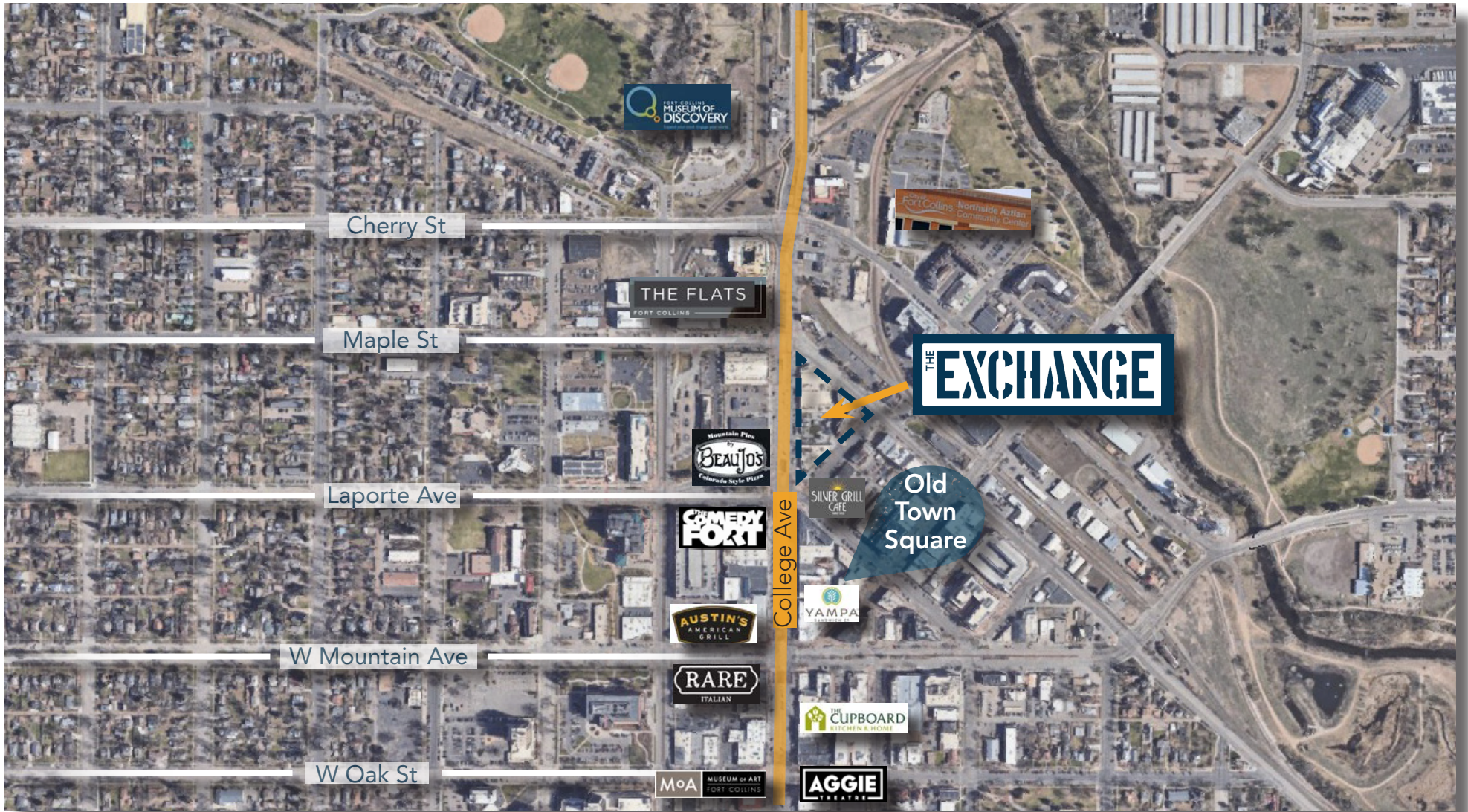


NICK NORTON,CCIM / JAKE ARNOLD / JOSH GUERNSEY

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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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