

UNDER CONSTRUCTION OPENING SUMMER 2018



Retail | Restaurant | Office

Location	200 - 272 N. College
Space Available	160 - 3,437 SF
Lease Rate	\$18.50/SF - \$33.00/SF See Enclosed Detail
NNN Estimate	Varies by Unit See Enclosed Detail
Zoning	Downtown District (D)

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 creates the perfect fusion of family-friendly leisure and liveliness.

Property Highlights:

- Largest Patios in Old Town
- College Avenue Frontage
- Building Signage Available
- Ample Street Parking and Nearby Parking Garages
- New Development in the Heart of Old Town
- Planned Entertainment District

Join:



Large plaza will provide a vibrant urban setting with patios, green spaces, and small food vendors.

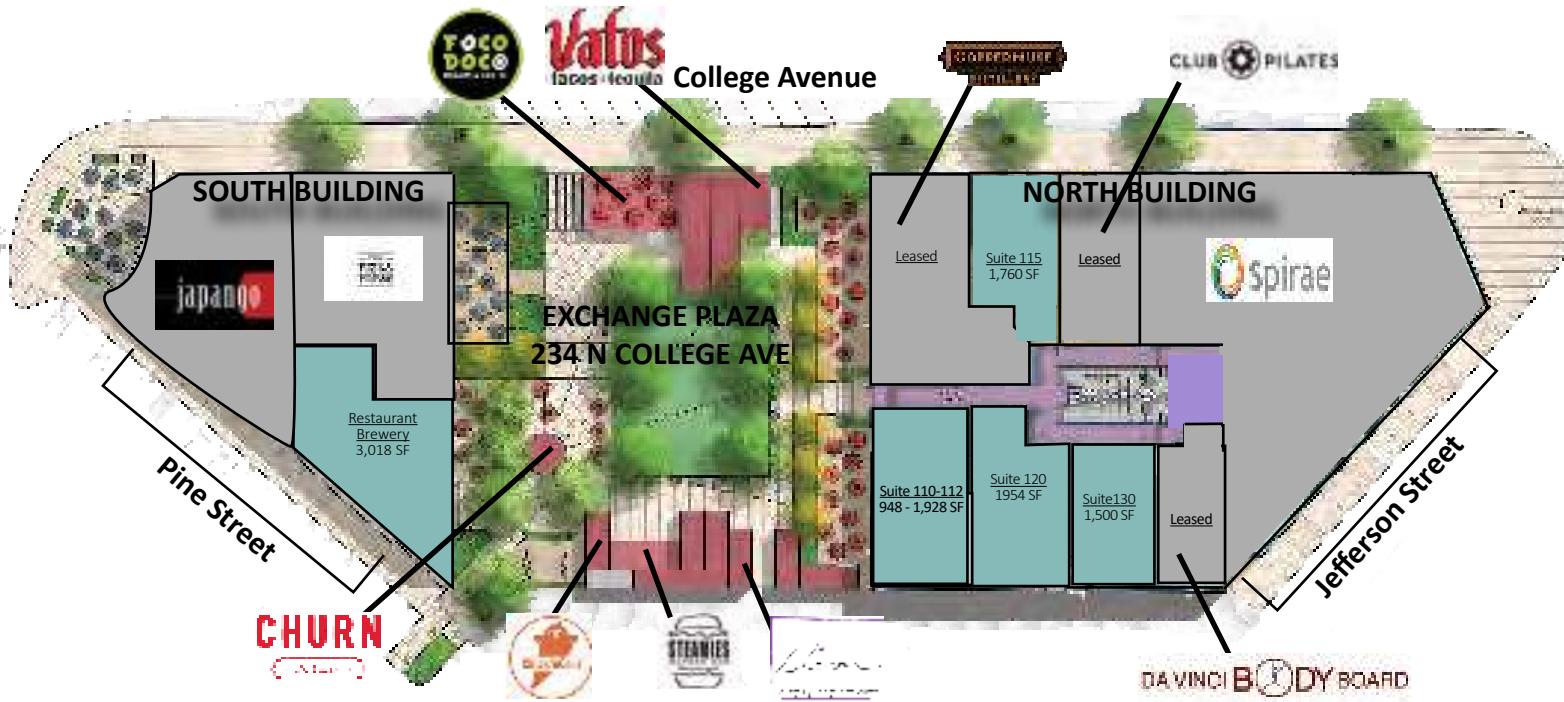


Converted shipping containers ranging in size from 8'x20' to 20'x40' ready for flexible uses such as:

- Pop-up-style restaurants and bars with craft concepts
- Retail and/or office space overlooking the plaza
- Rooftop plaza fronting patios



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	Leased
	Available

Available:

Restaurant/Brewery:	900 to 2,571 SF
Retail:	1,690 to 1,760 SF
Creative Office:	1,495 to 1,894 SF
Shipping Containers:	8'x20' to 20'x40'

Representative Concepts

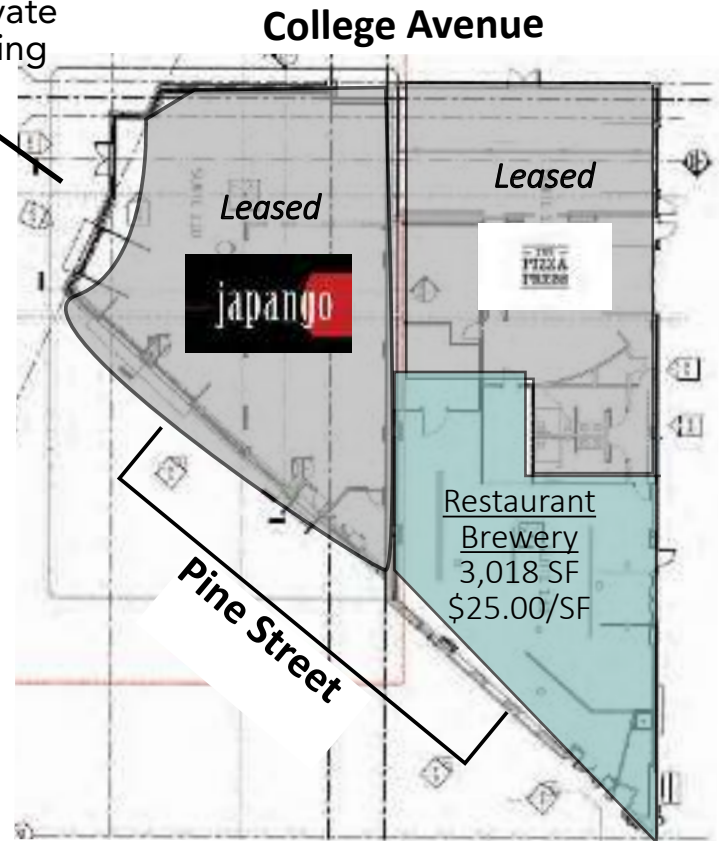


Suite 110 - Outdoor Rendering



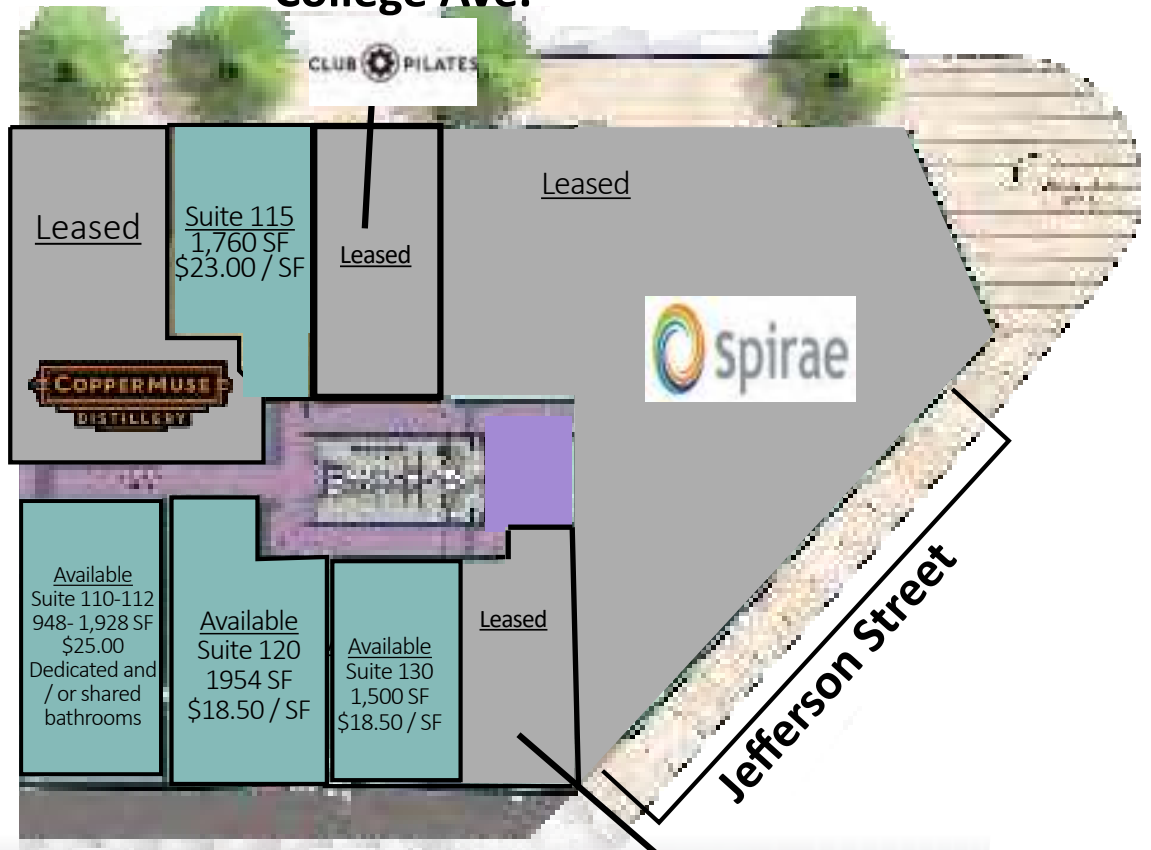
900 SF Private South Facing Patio

Suite 110 - Restaurant Rendering



Estimated NNN Summary for all spaces:	
Restaurant (Plaza Frontage):	\$13.70/SF

College Ave.

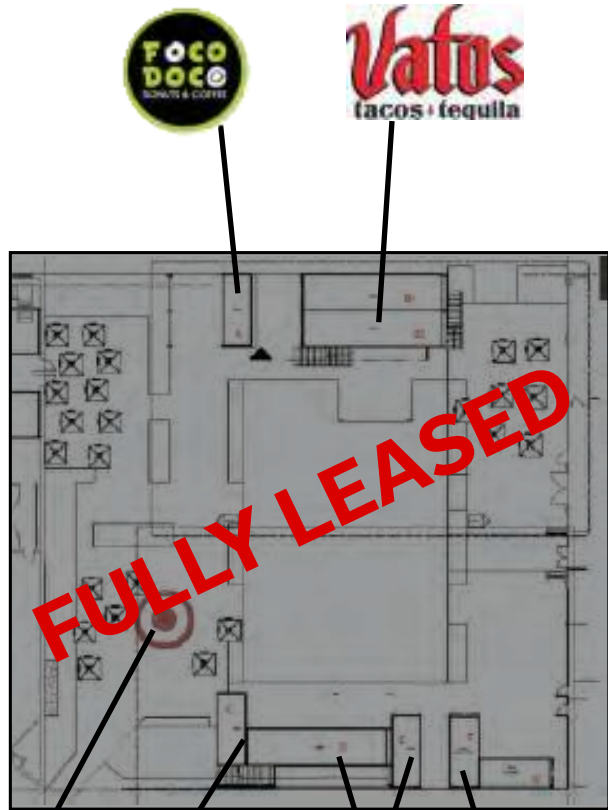


Estimated NNN Summary for all spaces:

Office and Retail (Non Plaza Frontage):	\$7.64/SF
Office and Retail (Plaza Frontage: Suite 110-112):	\$14.89/SF



LOWER LEVEL

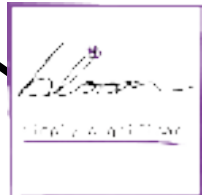


UPPER LEVEL



Unit	Use	Rent	CAM	Note
A3	Restaurant / Bar	\$3,400/mo.	\$1,148.73/mo.	600 SF rooftop patio
B4 & B5	If Restaurant Use:	\$2,000/mo.	\$147.98/mo.	2 containers with rooftop patio
	If Office Use:	\$1,350/mo.		

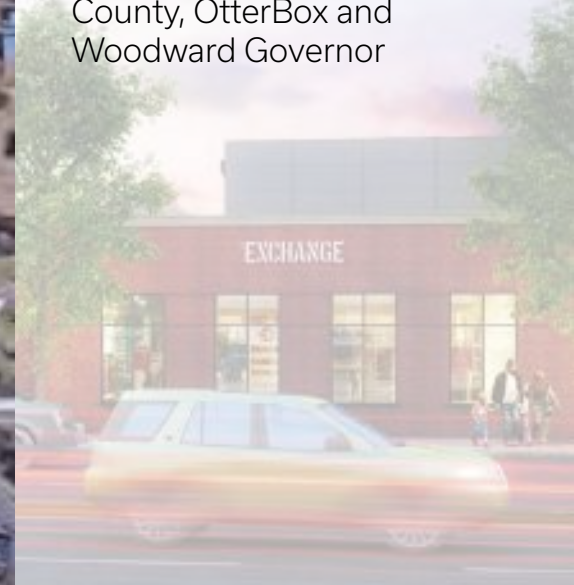
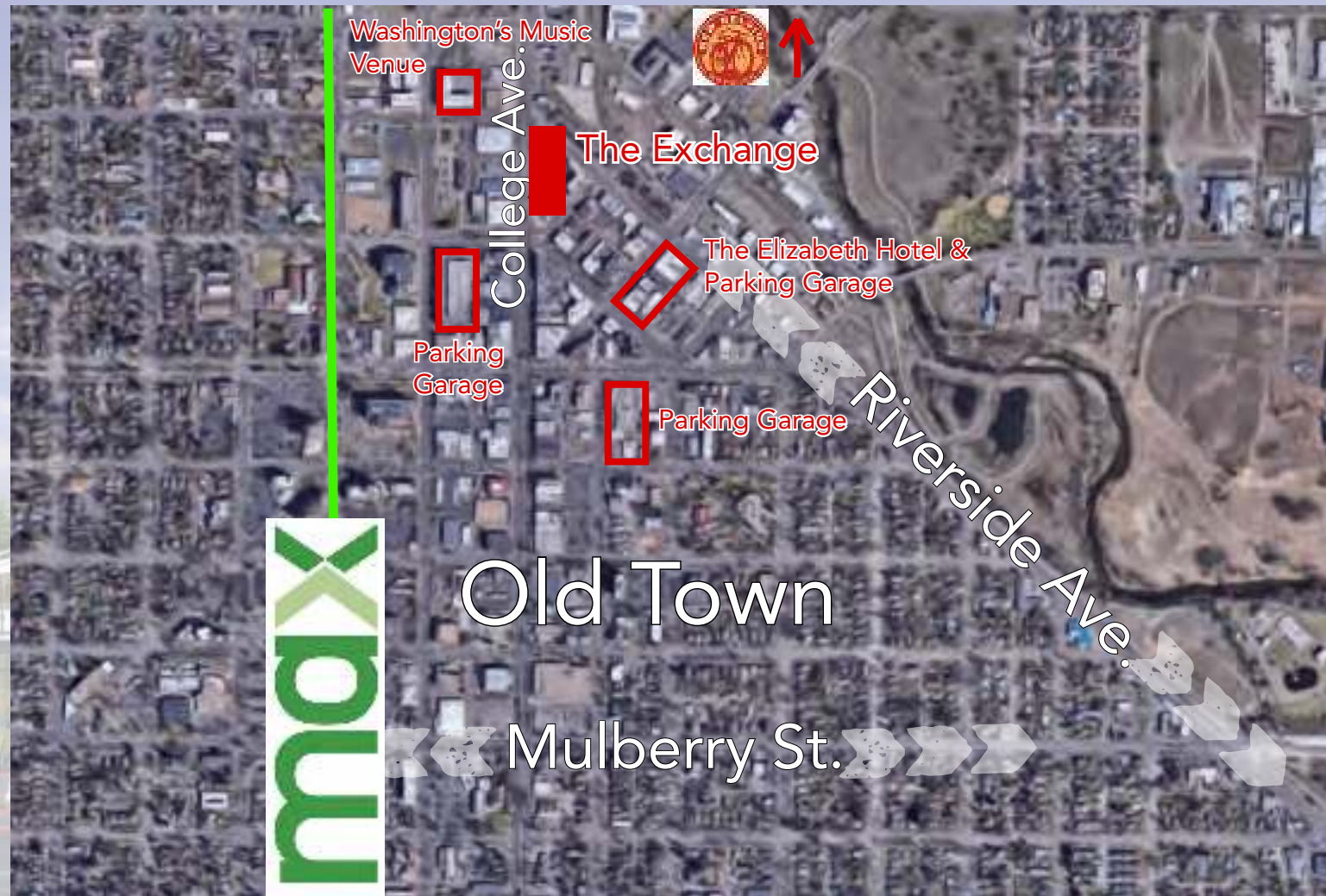
*Option to combine containers B4 and B5 or occupy separately and add patio






Nearby Amenities Include:


- Garage Parking
3 existing parking garages within 4 blocks
- Public Transit
Located on the MAX north transit hub
- Employers
Surrounded by downtown employers including the City of Fort Collins, Larimer County, OtterBox and Woodward Governor









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