

TENANTS OPEN FOR BUSINESS NOW!

THE EXCHANGE

Retail | Restaurant | Office

Location	216, 244, and 243 North College Avenue, Ft. Collins
Space Available	978 - 2,792 SF
Lease Rate	Starting at \$20.00/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
- Newly Developed Area in the Heart of Old Town
- Planned Entertainment District



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

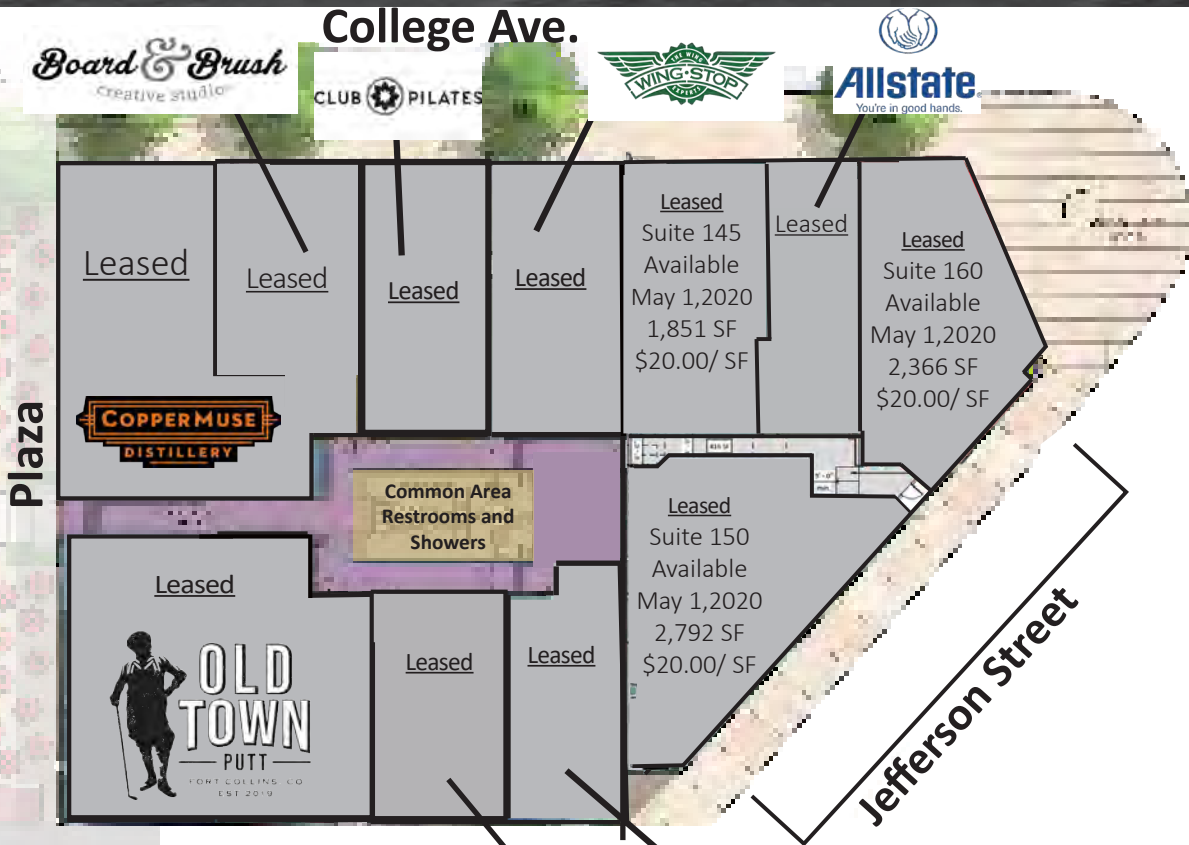
Join:

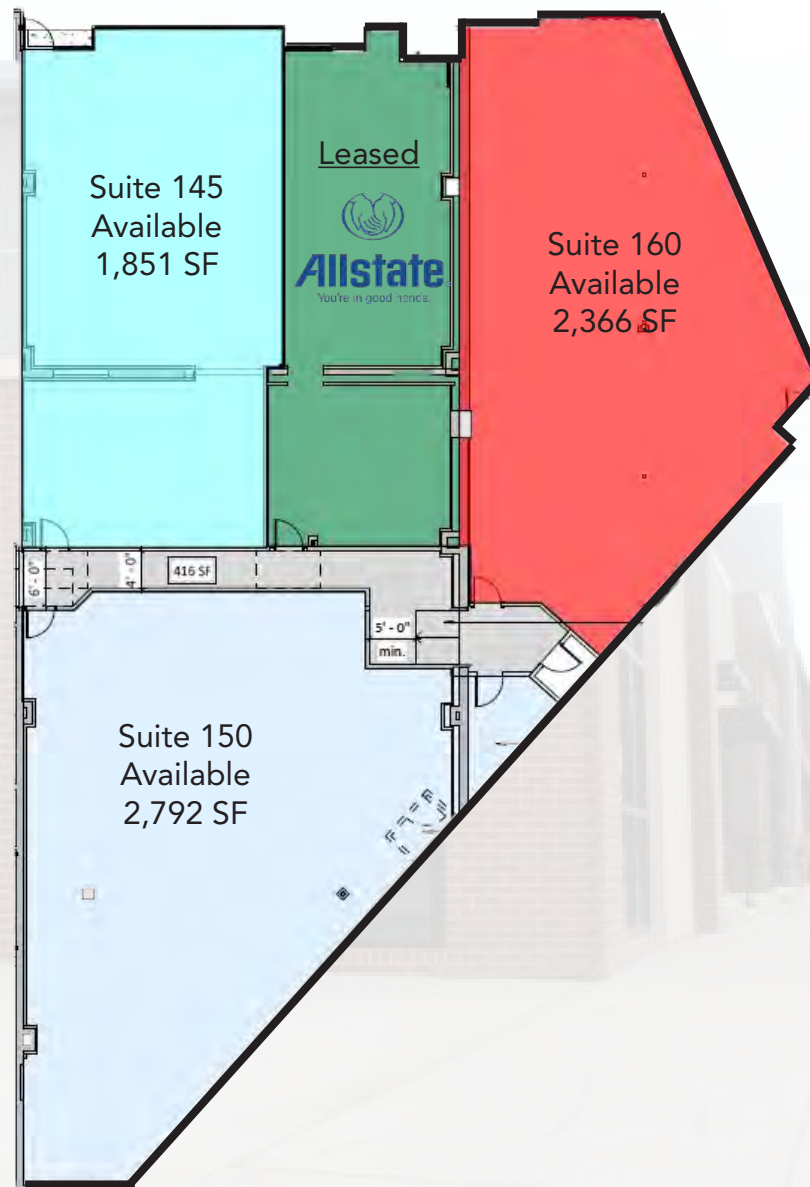


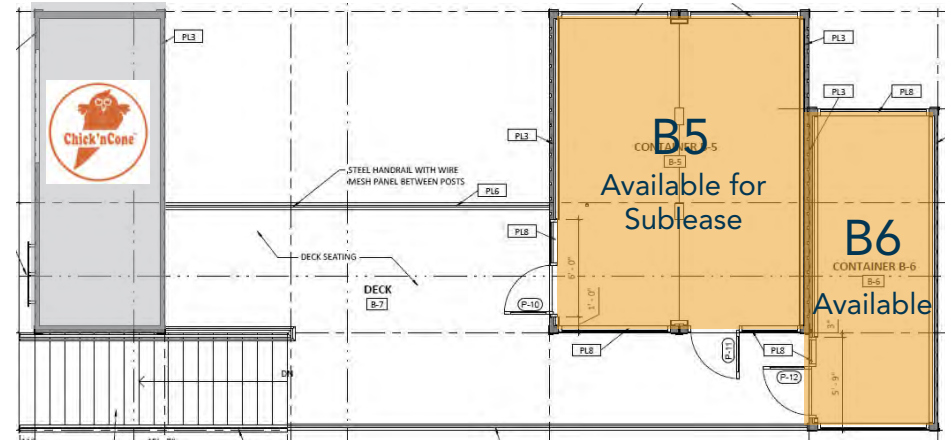
CONTACT: Josh Guernsey • 970-218-2331 • jguernsey@waypointRE.com



Estimated NNN Summary:
Office and Retail
(Non Plaza Frontage): \$10.69/SF

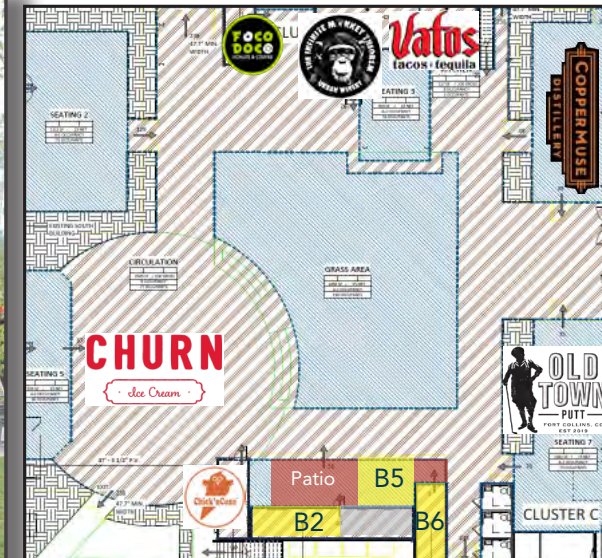






Second Level Floor Plan

Container B2: (216 SF)	\$2,600/mo
Common Area Maintenance:	\$684/mo
Total Monthly Rate:	\$3,284

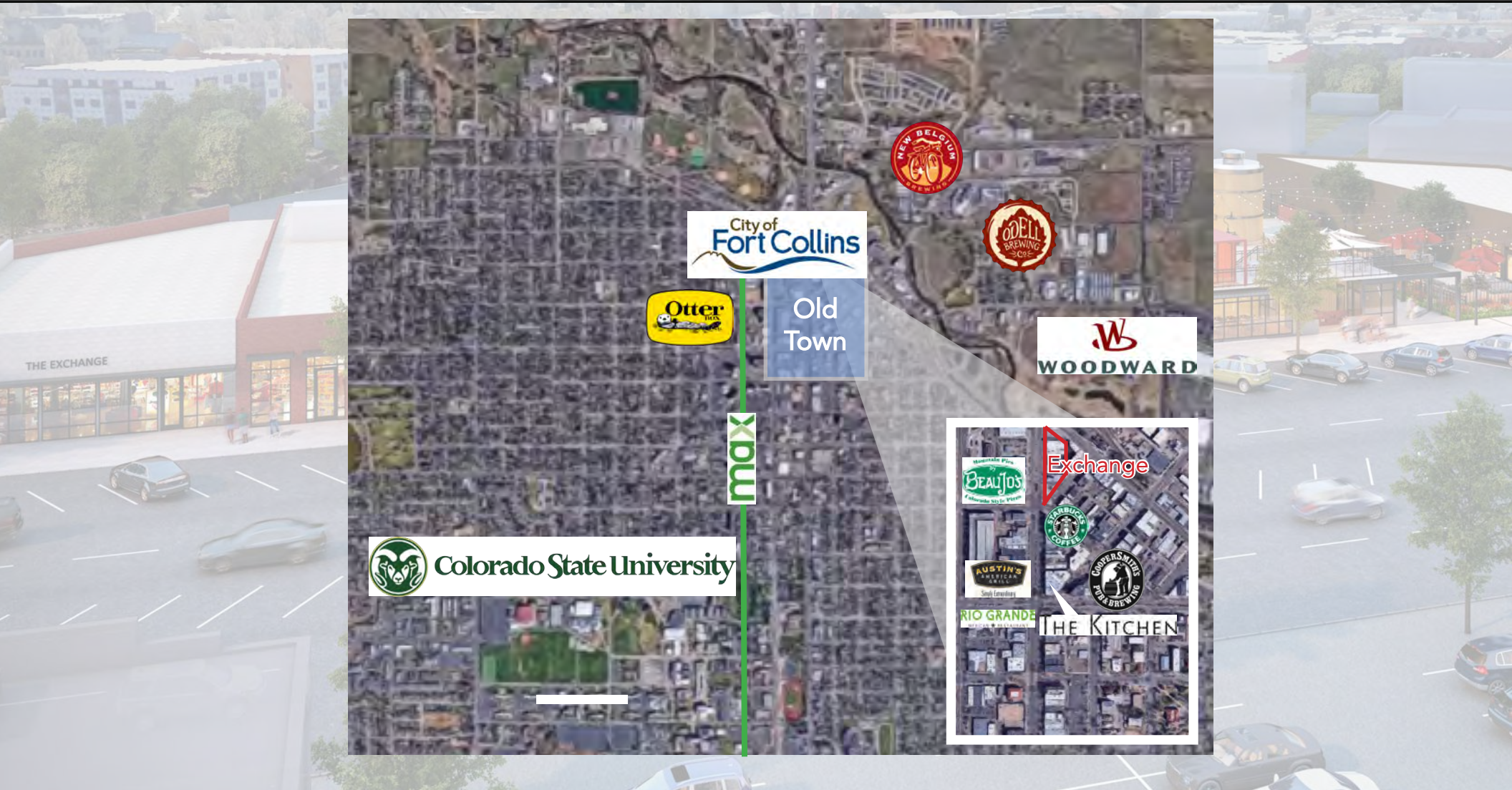




Nearby Amenities Include:

- 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





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

CONTACT: Greg Roeder • 970-213-2095 • groeder@waypointRE.com

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