

223 LINDEN STREET

FORT COLLINS, COLORADO 80524



EXCELLENT VISIBILITY AND FOOT TRAFFIC

803 - 3,500 SF OFFICE / RETAIL SPACE FOR LEASE

Only Steps from Old Town Square



PROPERTY HIGHLIGHTS

- Walking distance to countless amenities
- Close proximity to multiple parking garages
- Multiple layout options available
- Suite 203 & 204 New Carpet and Paint

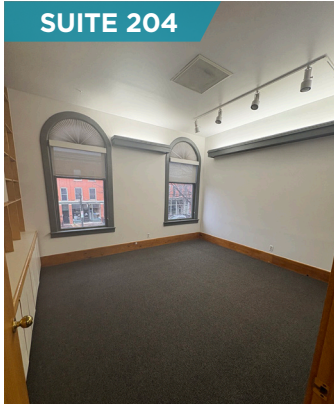
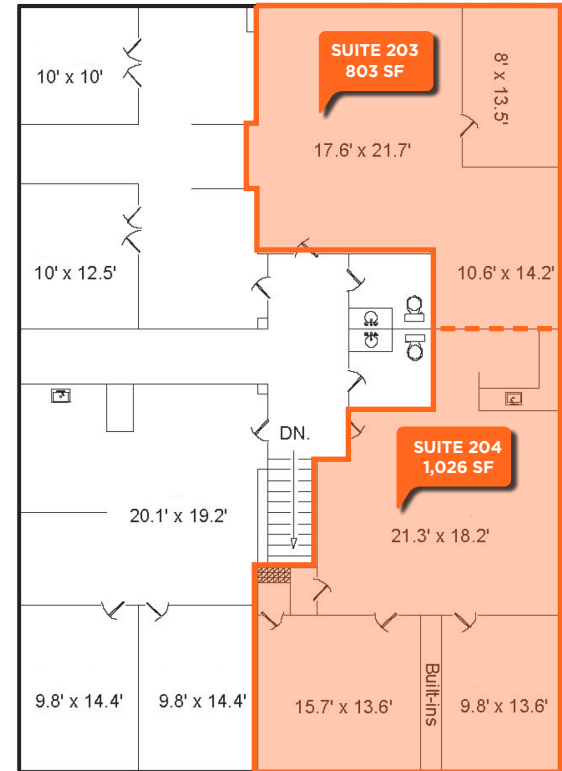
 [VIEW THE LINDEN STREET RENOVATION PROJECT](#)

SPACE	LEASE RATE	SIZE	AVAILABILITY
Suite 203 & 204	\$32.00 - \$34.00/SF Gross	803 SF - 1,827 SF	April 1, 2026
Lower Level	\$1,000 - \$2,000/Month Gross	1,750 - 3,500 SF	Available Now

SUITE 203 & 204



SECOND FLOOR PLAN



LOWER LEVEL



Demographics	CoStar, 2024		
	2 Mile	5 Miles	10 Miles
2024 Population	49,672	158,670	239,817
2029 Population Projection	52,815	167,741	254,930
2024 Households	18,685	64,738	94,766
Average HH Income	\$73,474	\$92,474	\$107,107

Traffic Counts	CDOT, 2025
	Vehicles Per Day
College Avenue	30,521
Jefferson Street	14,218

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For more information, please contact:

AKI PALMER
 Executive Managing Director
 +1 970 267 7727
 aki.palmer@cushwake.com

KARA TURNER
 Broker Associate
 +1 970 420 6165
 kara.turner@cushwake.com

772 Whalers Way, Suite 200
 Fort Collins, Colorado 80525

T +1 970 776 3900
 F +1 970 267 7419

cushmanwakefield.com