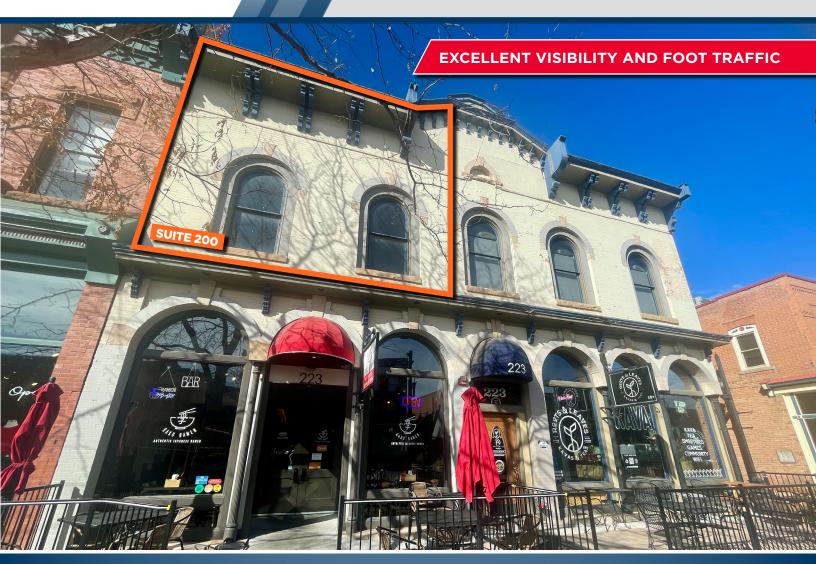


223 LINDEN STREET

FORT COLLINS, COLORADO 80524



882 - 3,500 SF RETAIL/OFFICE 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

③ VIEW THE LINDEN STREET RENOVATION PROJECT

SPACE	LEASE RATE	SIZE	AVAILABILITY
Suite 200	\$30.00 - \$32.00/SF Gross	882 SF	Available Now
Lower Level	\$1,100 - \$2,200/Month Gross	1,750 - 3,500 SF	Available Now

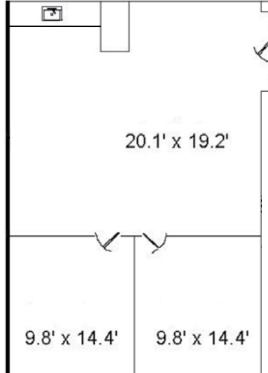


OFFICE SPACE FOR LEASE OLD TOWN FORT COLLINS

SUITE 200











LOWER LEVEL







Demographics CoStar, 202				
	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	

CDOT, 2025	
Vehicles Per Day	
30,521	
14,218	



223 LINDEN STREET

FORT COLLINS, COLORADO 80524



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