

223 LINDEN STREET

FORT COLLINS, COLORADO 80524

EXCELLENT VISIBILITY AND FOOT TRAFFIC**727-2,554 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
- Retail Tenants: Glacier Ice Cream & Gaku Ramen

**VIEW THE LINDEN STREET RENOVATION PROJECT**

SPACE	LEASE RATE	SIZE	AVAILABILITY
Suite 202	\$30.00-\$32.00/SF Gross	727 SF	Available Now
Suite 203 & 204	\$32.00-\$34.00/SF Gross	803 SF-1,827 SF	Available Now

**All three suites can be combined for a total of 2,554 SF*



SECOND FLOOR PLAN



Demographics	CoStar, 2025		
	2 Mile	5 Miles	10 Miles
2025 Population	50,545	163,486	243,560
2030 Population	52,704	169,161	252,605
2025 Households	19,102	66,494	96,047
Average HH Income	\$79,986	\$100, 109	\$114,288

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

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For more information, please contact:

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