

223 LINDEN STREET

FORT COLLINS, COLORADO 80524

EXCELLENT VISIBILITY AND FOOT TRAFFIC



727 - 3,500 SF OFFICE SPACE FOR LEASE
Only Steps from Old Town Square



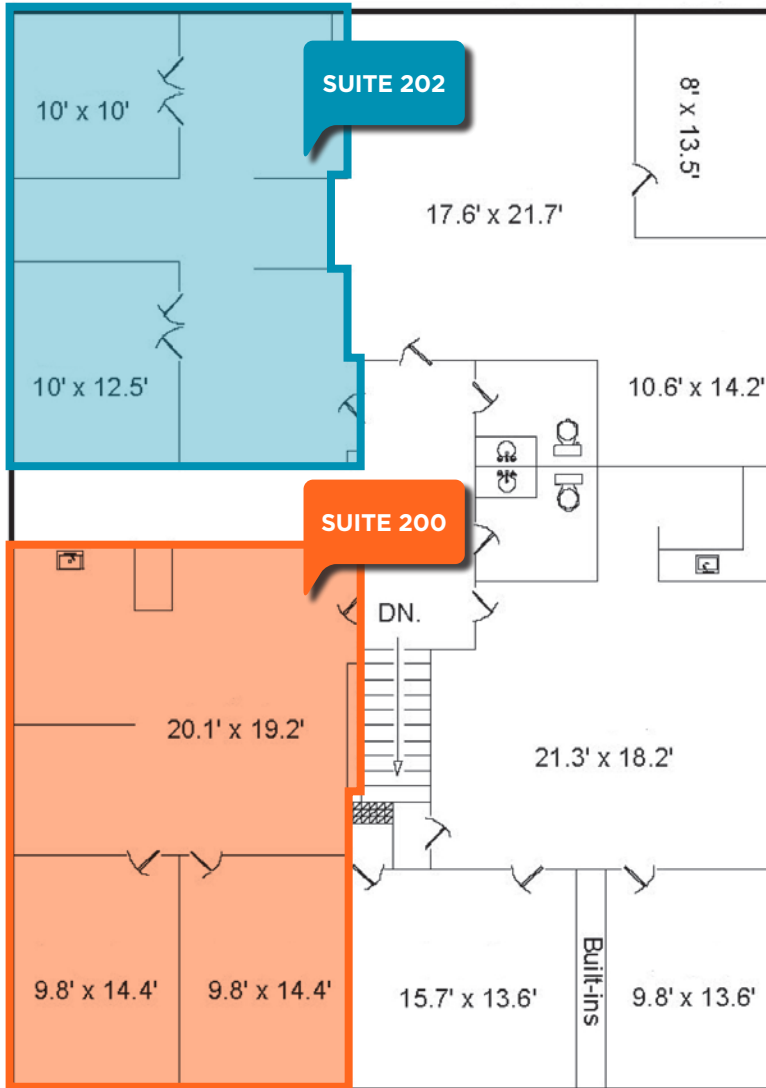
PROPERTY HIGHLIGHTS

- Large windows to enjoy an abundance of natural light
- Walking distance to countless amenities
- Close proximity to multiple parking garages
- Multiple office layout options available



[VIEW THE LINDEN STREET RENOVATION PROJECT](#)

SECOND FLOOR PLAN



Demographics

CoStar, 2022

	1 Mile	3 Miles	5 Miles
2022 Population	11,191	86,530	159,033
Daytime Population	17,786	57,493	87,013
2022 Households	5,065	35,545	65,121
Average HH Income	\$75,733	\$74,733	\$86,529

Traffic Counts

CDOT, 2021

	Vehicles Per Day
College Avenue	29,795
Jefferson Street	13,769

SPACE	LEASE RATE	NNN	SIZE	AVAILABILITY
Suite 200	\$15.00 - \$17.00/SF NNN	\$9.75/SF	882 SF	Available Now
Suite 202	\$15.00 - \$17.00/SF NNN	\$9.75/SF	727 SF	Available Now
Lower Level	\$1,100-\$2,200/Month Gross	N/A	1,750 - 3,500 SF	Available Now

SUITE 200



SUITE 202



LOWER LEVEL



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For more information, please contact:

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