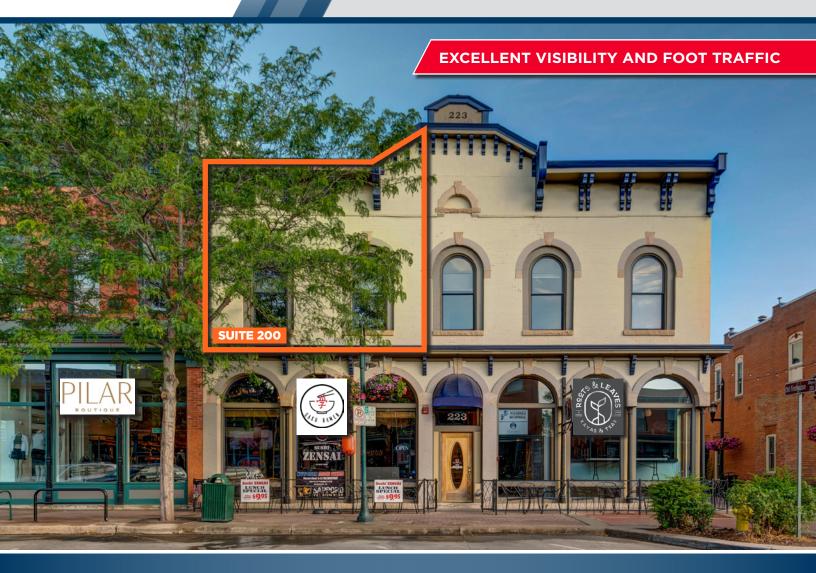


223 LINDEN STREET

FORT COLLINS, COLORADO 80524



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



PROPERTY HIGHLIGHTS

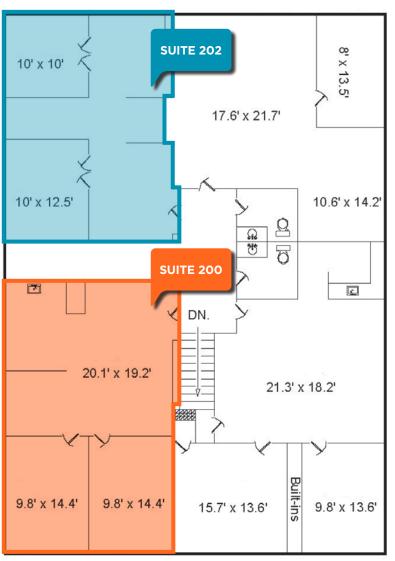
- Large windows to enjoy an abundance of natural light
- Walking distance to countless amenities
- Close proximity to multiple parking garages
- Multiple office layout options available

 $(\, rac{14}{3}\,)$ VIEW THE LINDEN STREET RENOVATION PROJEC:



OFFICE SPACE FOR LEASE OLD TOWN FORT COLLINS

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



OFFICE SPACE FOR LEASE OLD TOWN FORT COLLINS

SUITE 200







SUITE 202



LOWER LEVEL









223 LINDEN STREET

FORT COLLINS, COLORADO 80524



For more information, please contact:

AKI PALMER Executive Director

+1 970 267 7727 aki.palmer@cushwake.com

COLE VANMEVEREN Senior Associate

+1 970 219 3802 cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200 Fort Collins, Colorado 80525

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

cushmanwakefield.com

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