

# CONFLUENCE

FORT COLLINS

OFFICE | RETAIL | LOFTS

401 LINDEN STREET  
FORT COLLINS, CO 80524



Construction Complete  
[www.confluencefc.com](http://www.confluencefc.com)



# PROPERTY DETAILS

## FIRST FLOOR

1,281 SF - 5,258 SF Available

### SUITE 101

Sale Price: \$389.00 / SF

Lease Rate: \$27.00 / SF NNN

NNN Rate: \$10.21 / SF (Estimate)

**Delivered Condition:** demising complete, core and shell condition, no access to shared restrooms. Will require user to construct restroom internal to space

### SUITE 102 - demising options available

Sale Price: \$398.00 / SF ("as is")

Lease Rate: \$27.75 / SF NNN

NNN Rate: \$10.21 / SF (Estimate)

**Delivered Condition:** demising complete, core and shell condition, and has access to shared common service hall and restrooms

## GARDEN LEVEL

1,700 SF - 3,510 SF Available

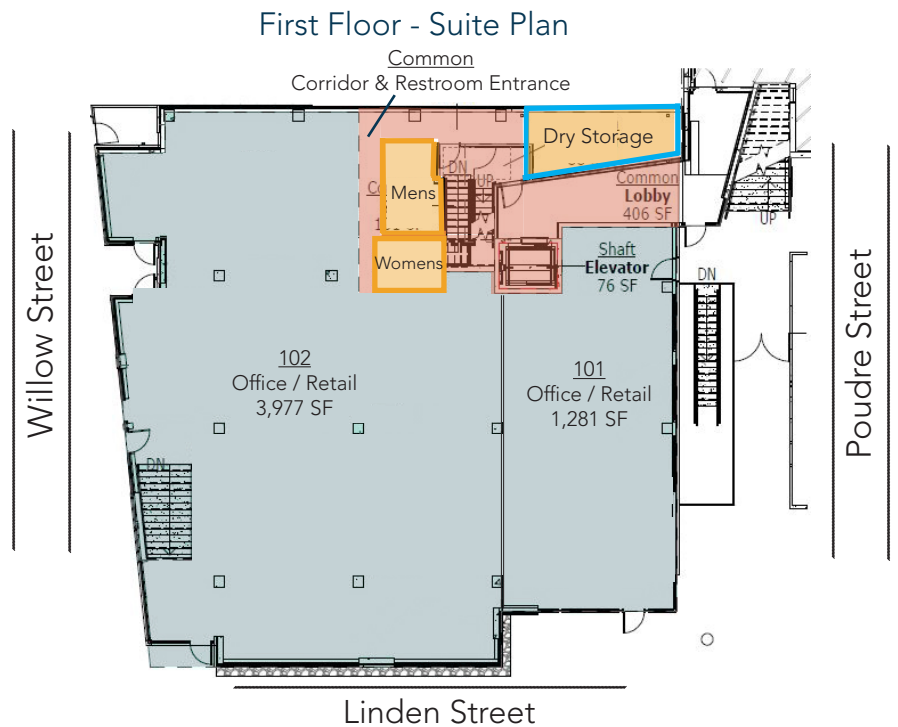
Sale Price: \$239.00 / SF

Lease Rate: \$18.00 / SF NNN

NNN Rate: \$10.21 / SF (Estimate)

**Delivered Condition:** demising complete, core and shell condition, no access to shared restrooms. Will require user to construct restroom internal to space

\*tenant improvement negotiable on all available suites

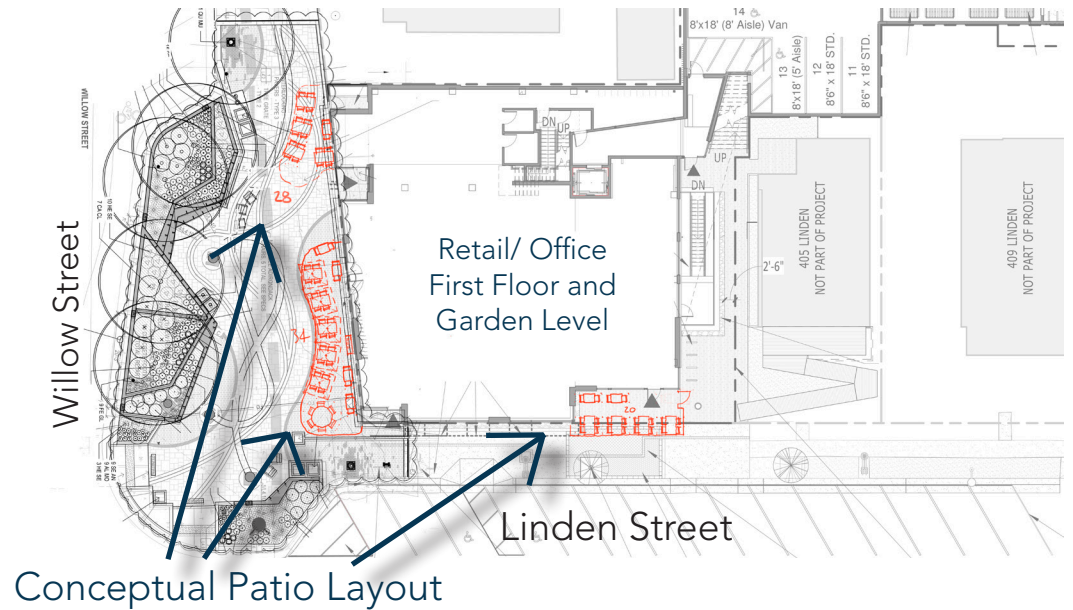
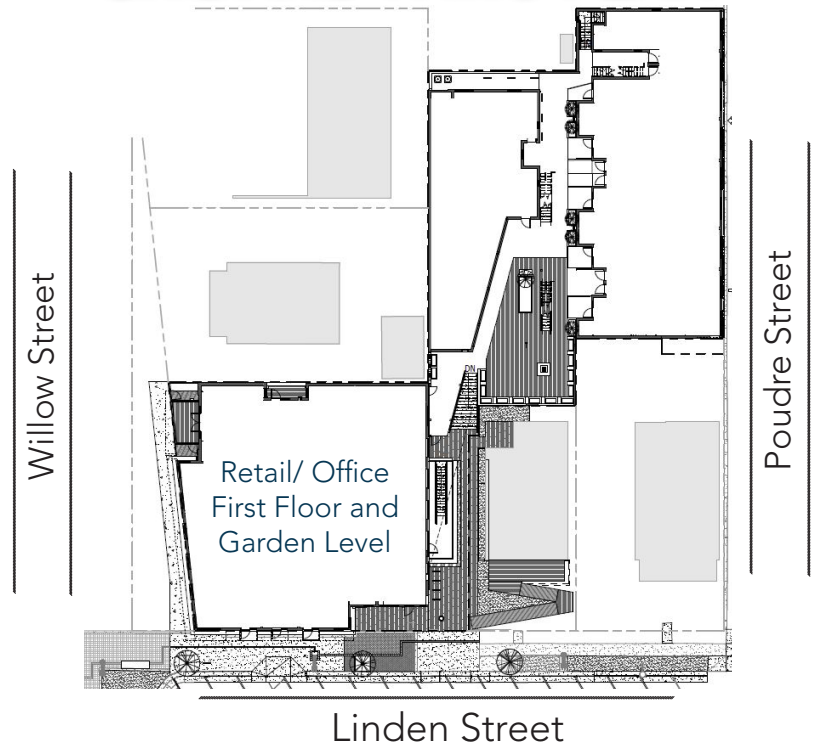




photos provided by faulworkshop



# SITE AND PATIO PLAN



JOSH GUERNSEY / GREG ROEDER / NICK NORTON

120 W Olive Street Suite 220, Fort Collins, CO 80524 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)



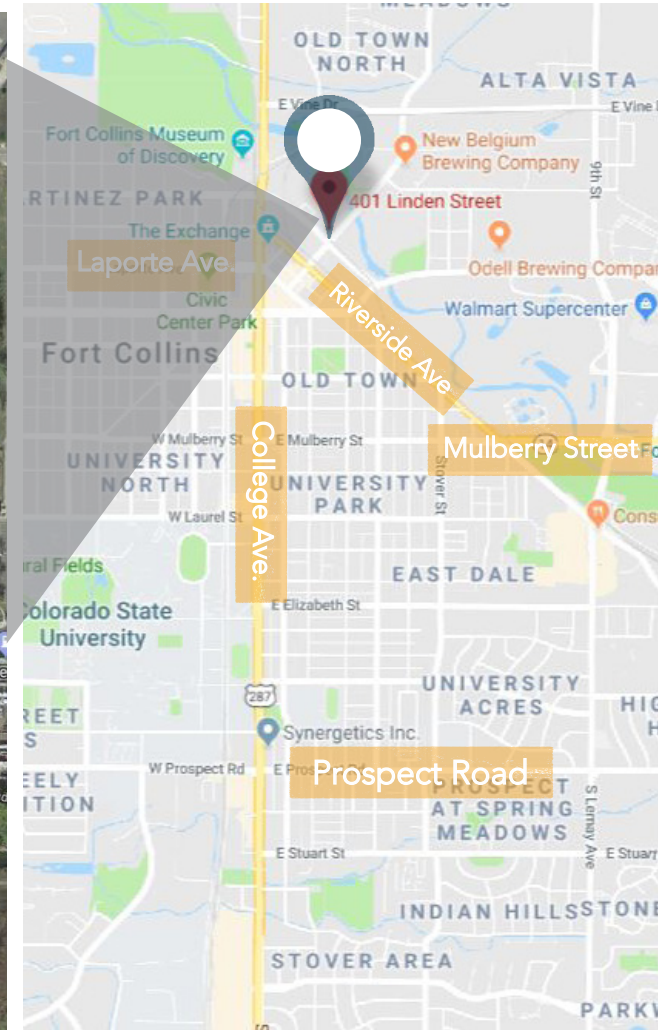
## PARKING DETAILS

- Parking Shown on a 2 block (4 Minute Walk) Radius of Confluence
- 646 Parking Spaces in Outlined Area
- 283 Off Street Public Parking Spaces (17 Spaces Available from 4pm-8am and 7 Full Time Spaces Available to Confluence Tenants at United Way).
- 363 Parking Garage / Public





# 401 LINDEN STREET



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

For Residential Sales, Contact:



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