

252 LINDEN STREET
FORT COLLINS, CO 80524



Second Floor Space

2,917 - 6,900 SF
approximate

Lease Rate

\$14.00 / SF NNN

NNN Rate

\$7.00 / SF
Estimate

SECOND FLOOR OFFICE SPACE SITUATED NEAR OLD TOWN SQUARE

- Second floor office space with single office floor plans and ability to lease half or entire floor (outlined in floor plan on page 2)
- Located in the center of many restaurants and retailers
- High visibility location with building signage
 - On site parking available
 - Available Now



FLOOR PLAN

JEFFERSON STREET

LINDEN STREET

Entry

3,983 SF
AVAILABLE
*approximate

2,917 SF
AVAILABLE
*approximate

Ability to
Lease
Units Together
or Separate

Parking
Lot

Entry



waypoint
REAL ESTATE

LINDEN STREET RENOVATION PROJECT

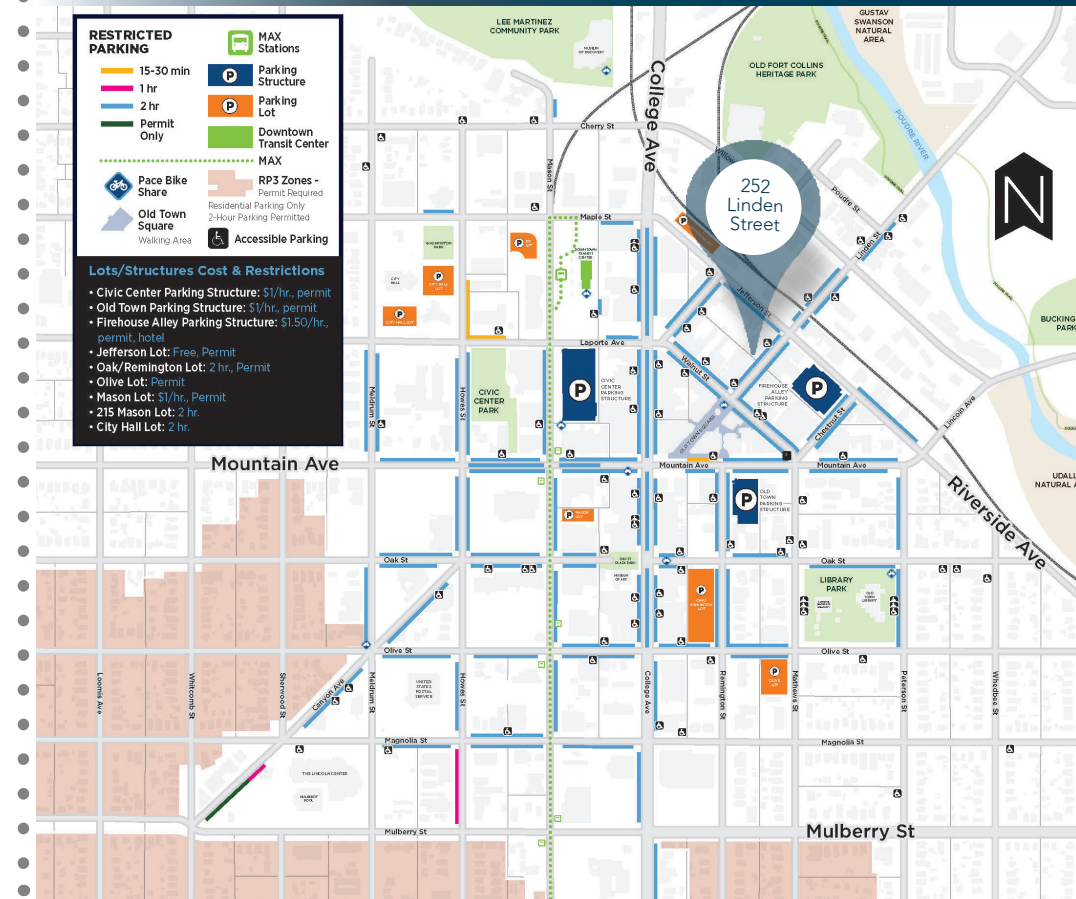
Commencing January 2021 | [Click here to learn more](#)



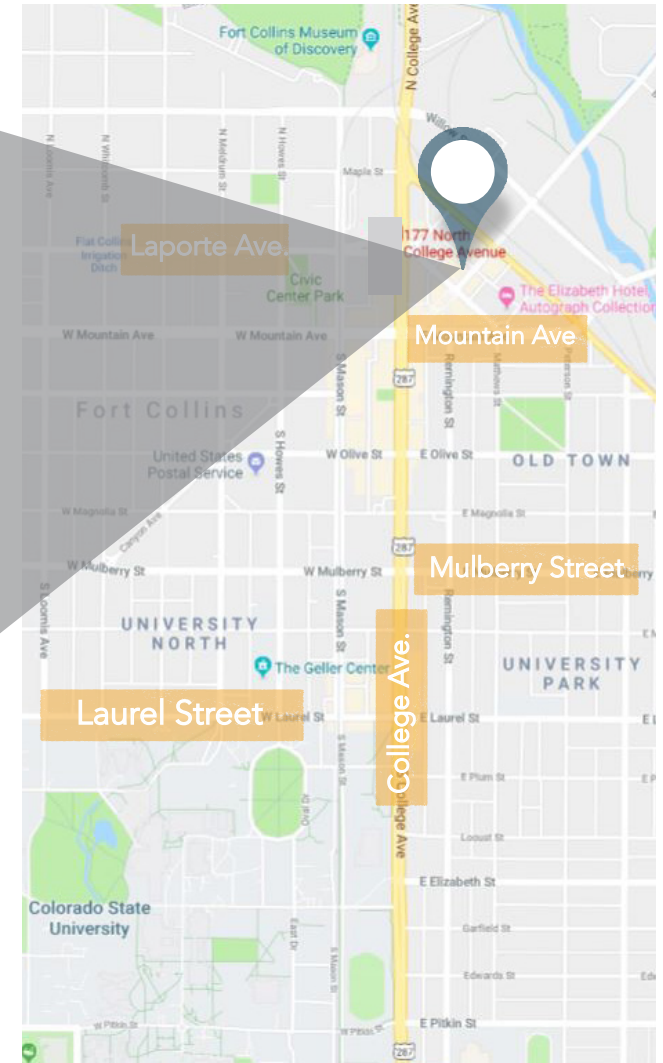
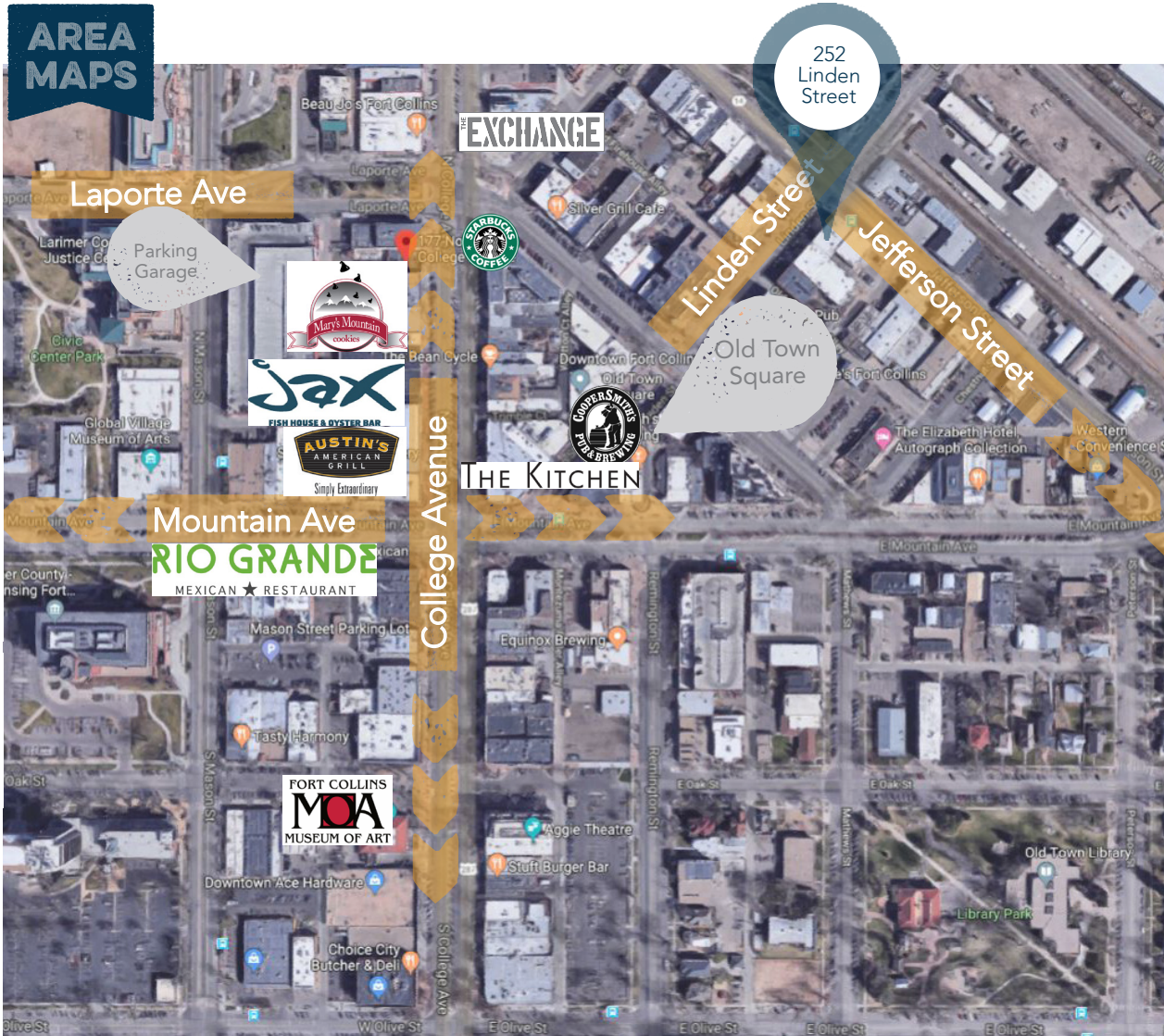
This project will renovate the section of Linden Street between Jefferson Street and Walnut Street. The Conceptual Design Phase, completed in 2014, recommends transforming this section of Linden into a "convertible street," which is a roadway that can be closed to vehicular and bicycle traffic and transformed into a pedestrian gathering space during specialty events. The overall project budget is \$3.5 million, with the design being performed in 2019. Construction was originally planned for 2020, but has been postponed to 2021 due to the coronavirus outbreak.

- Fort Collins Government Engineering Department

CURRENT PARKING MAP



252 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.



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