

COMMERCIAL LISTING  
**FOR LEASE**

# The Wright Life Building

200 LINDEN STREET, SUITE A | FORT COLLINS, CO



## RETAIL FOR LEASE

**AVAILABLE:** | Suite A - 3,058 RSF

**LEASE RATE:** | \$32.00/RSF NNN

**NNN ESTIMATE:** | \$8.70/RSF (2024)

Distinctive retail location for lease featuring spectacular storefront. Space is exceptionally positioned on the NEC of recently renovated Linden Street and adjacent to Old Town Square in Downtown Fort Collins. Retail space is nearly move-in ready for an upscale retail concept and with renovation, also suitable for restaurant use. The Wright Life Building features a roof top that could be incorporated as additional leased space for use as an outdoor patio to enhance diner experience and absorb OTS entertainment.

Please contact Patty Spencer, Listing Broker, at 970.420.1891 or [Patty@CRE-Brokers.com](mailto:Patty@CRE-Brokers.com) for further Roof Top patio details and pricing.

Please do not disturb current tenant. Current tenant is revitalizing her business model and space is available April 1, 2025. All showings are by appointment with Listing Broker.

*Patty Spencer* BROKER  
COMMERCIAL REAL ESTATE BROKERS, LLC

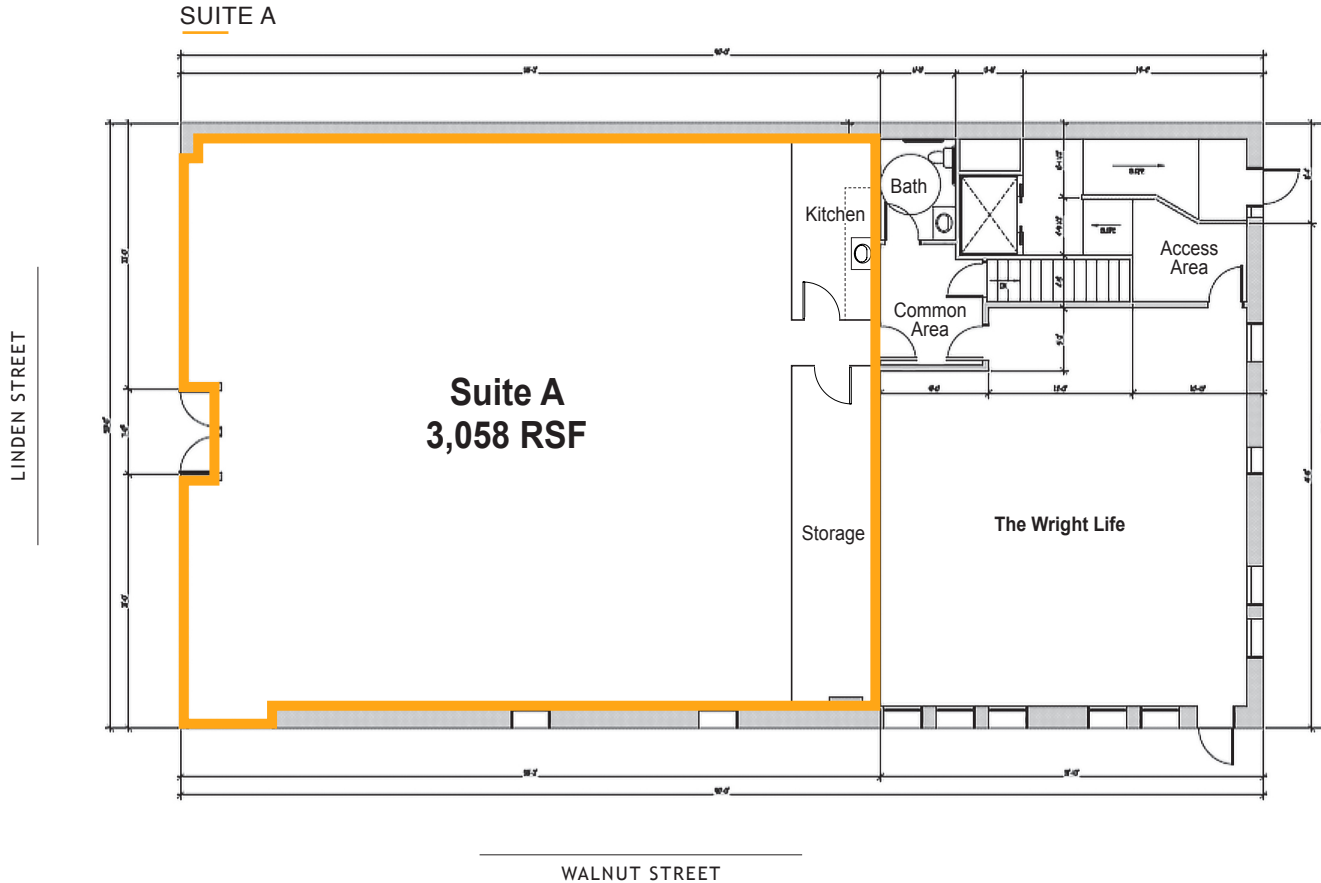
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LOCATION OVERVIEW



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