

COMMERCIAL LISTING
FOR SALE

Confluence Fort Collins

401 LINDEN STREET, SUITES 221/229 | FORT COLLINS, CO



SUITES 221/229

Available: | 2,039 SF

Reduced Price: | ~~\$1,009,305 (\$495/SF)~~
| \$938,000 (\$460/SF)

Suites 221 and 229 are currently occupied separately but may be easily combined. Suite 229 is 405 SF and leased thru July 31, 2026, providing additional cash flow opportunity.

Suite 221: | 1,634 SF

Suite 229: | 405 SF

Exceptional Confluence Fort Collins office condominiums for sale in the Historic River District - Downtown Fort Collins. Suites offer leading-edge image, design and quality and are suitable for creative, executive or general office uses and include access to spacious outdoor courtyards and a rooftop deck with mountain views. Suites are elevator-served.

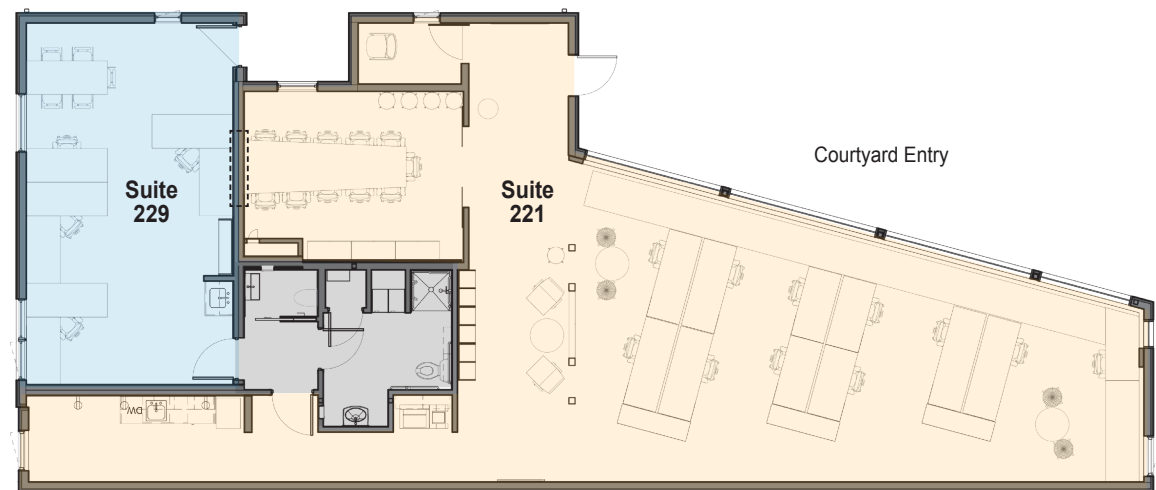
Confluence Fort Collins is a dynamic, multi-use commercial/residential development located at the epicenter of the thriving Historic River District.



Patty Spencer BROKER

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FLOOR PLAN

--- = Knockout wall that can be removed to create one suite

■ = 2 Shared Restrooms



LOCATION OVERVIEW

Linden Street is an historic location in an iconic setting. Close to Poudre River and Poudre River Trail, Downtown Fort Collins, Brewery District and parking.