

COMMERCIAL LISTING
FOR LEASE

237 - 241 Linden Street

FORT COLLINS | COLORADO

— **New Linden Street Building Facade Coming Soon** —



*This mid-century modern building is located on the most vibrant block in Downtown Fort Collins!
Building upgrades are being finalized with more information available soon.*



LEASE RATE: \$30.00/SF NNN

THREE UNIQUE RETAIL SUITES:

- 237 Linden Street: 2,115 SF
- 239 Linden Street: 1,825 SF
- 241 Linden Street: 1,835 SF (formerly Cozzola's Pizza)
- suitable for some food uses

**Adjacent spaces may be combined.*

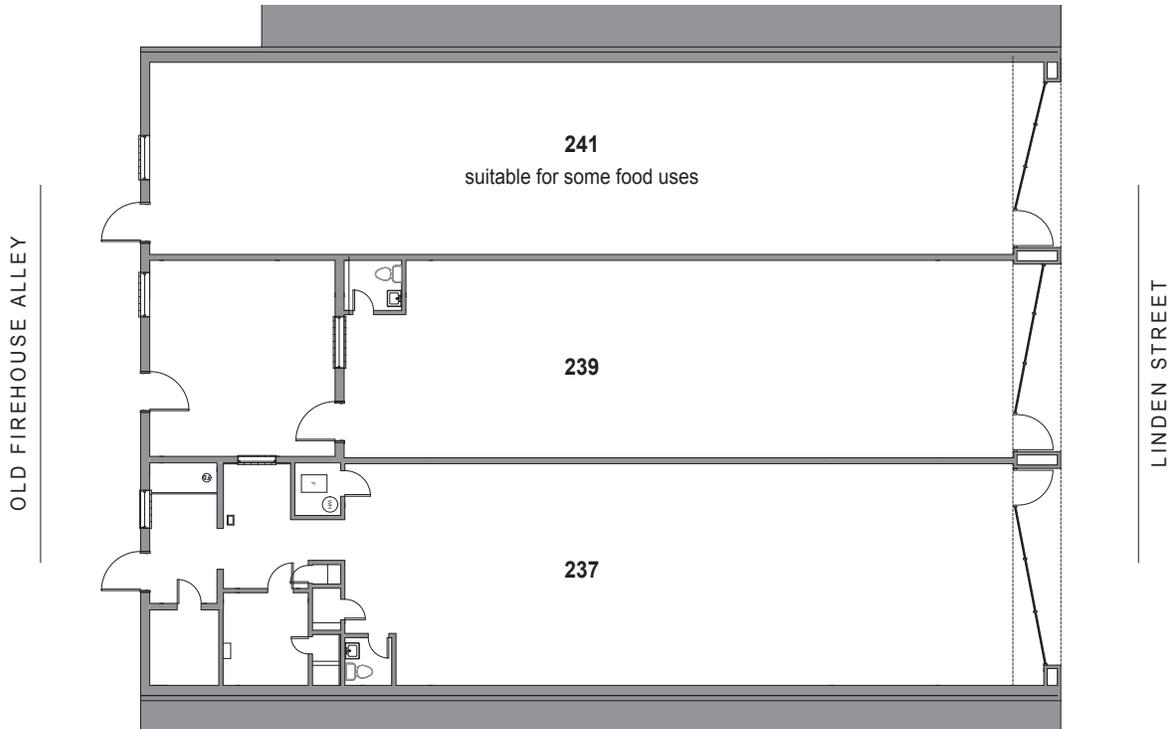
Linden Street is adjacent to Old Town Square and this block has recently been transformed into a “convertible street.” This new design provides unique opportunities for shopping, dining, and pedestrian gathering spaces. Additionally, the street can be closed to vehicular and bicycle traffic for special events.

Please call Patty Spencer for more information.

Patty Spencer BROKER
COMMERCIAL REAL ESTATE BROKERS, LLC

970.407.9900

patty@cre-brokers.com



*Existing Building - As Built. Suites may be combined.

