

COMMERCIAL LISTING  
**FOR SALE**

# Confluence Fort Collins

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



## SUITES 221/229

**Available:** | 2,039 SF  
**Sale Price:** | \$1,009,305 (\$495/SF)

Suites 221 and 229 are currently occupied separately but may be easily combined. Suite 229 is 405 SF and leased thru July 31, 2025, 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 new and dynamic, multi-use commercial/residential development located at the epicenter of the thriving Historic River District.



*Patty Spencer* BROKER

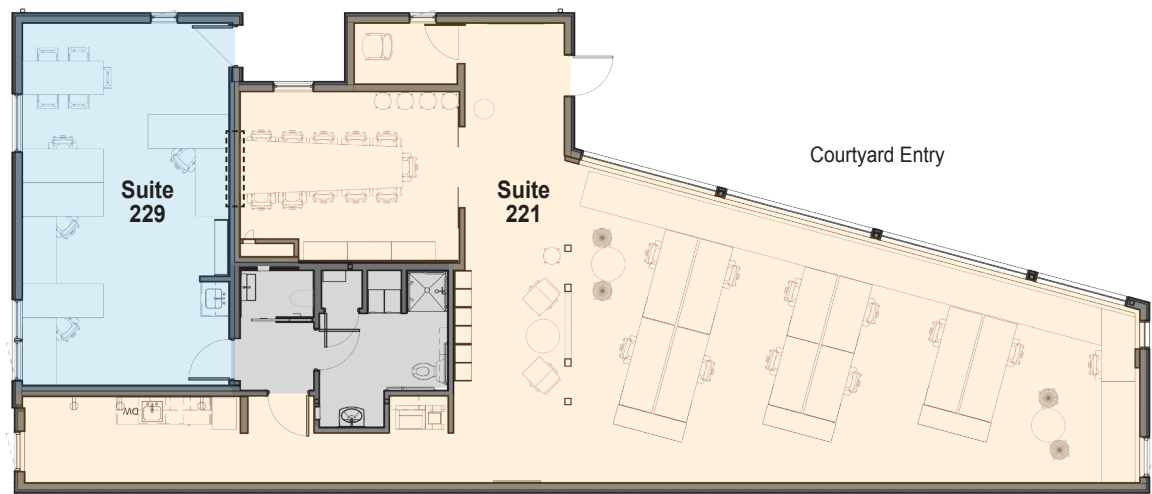
COMMERCIAL REAL ESTATE BROKERS, LLC

**970.407.9900**  
patty@cre-brokers.com

COMMERCIAL REAL ESTATE BROKERS, LLC

145 N. College Avenue, Suite F - Fort Collins, CO 80524

Phone: 970.407.9900



**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.