

PREMIUM OFFICE CONDO | \$650,000



2002 CARIBOU DRIVE #102-B FORT COLLINS, CO 80525

FOR SALE

- Main Level Office Condo
- High-end finishes throughout
- Common area lobby and restrooms
- New HVAC systems in 2020
- Located in south-central Fort Collins

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 03.05.2026

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SALE OVERVIEW

Sale Price:	\$650,000
Air Space SF:	2,242 SF
Rentable SF:	2,621 SF
2025 Taxes:	\$15,159.63
2026 OA Dues:	\$15,467.13 (Annual), \$1,288.93 (per month)
Year Built:	2004
Market:	Northern Colorado
Sub Market:	Fort Collins

PROPERTY OVERVIEW

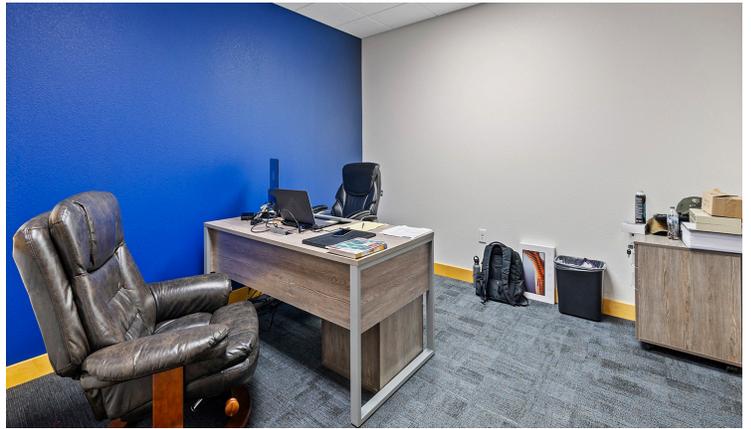
Property: High quality owner-user office opportunity in South Central Fort Collins, located in the coveted Timberline Office Park. Suite 102-B was remodeled in 2016, and features an open reception/waiting area, six private offices, a conference room, a private restroom, and a kitchenette/breakroom.

Location: Located in South Central Fort Collins on Timberline Rd, just north of Harmony Rd, and less than ten minutes from Interstate-25.

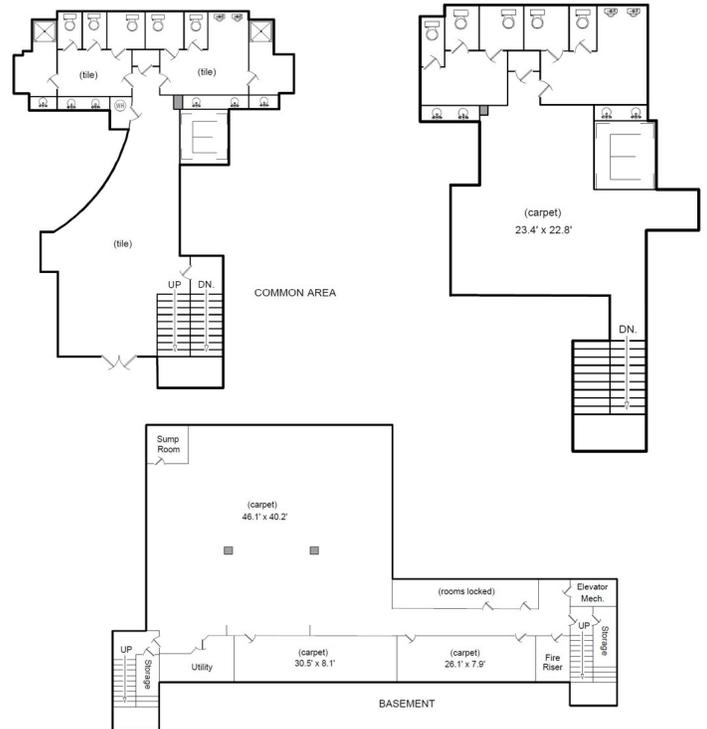


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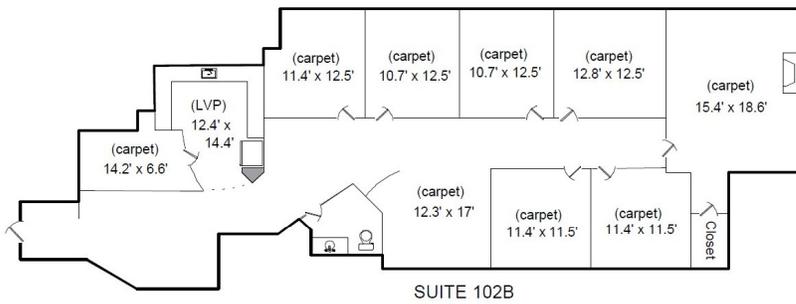
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COMMON AREA FLOOR PLAN



OFFICE FLOOR PLAN



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