

PREMIUM OFFICE CONDO - INVESTMENT OPPORTUNITY | \$950,000



2002 CARIBOU DRIVE #201 FORT COLLINS, CO 80525

FOR SALE

- Upper 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: | \$950,000 |
| Air Space SF: | 4,110 SF |
| Rentable SF: | 4,715 SF |
| Cap Rate: | 6.47% |
| 2025 Taxes: | \$27,785.58 |
| 2026 OA Dues: | \$28,354.10 (Annual), \$2,362.84 (per month) |
| Year Built: | 2004 |
| Market: | Northern Colorado |
| Sub Market: | Fort Collins |

PROPERTY OVERVIEW

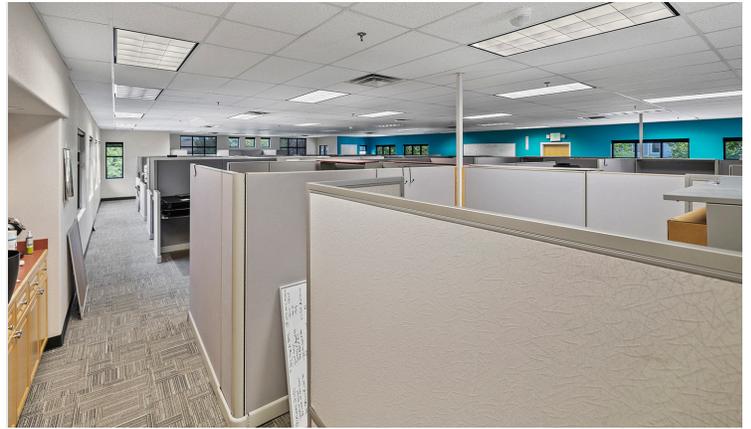
Property: High-quality office investment opportunity in South Central Fort Collins located in the coveted Timberline Office Park. One national credit Tenant occupies the entire second floor. Contact Listing Broker for a Confidentiality Agreement to get more information on the existing Tenant.

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

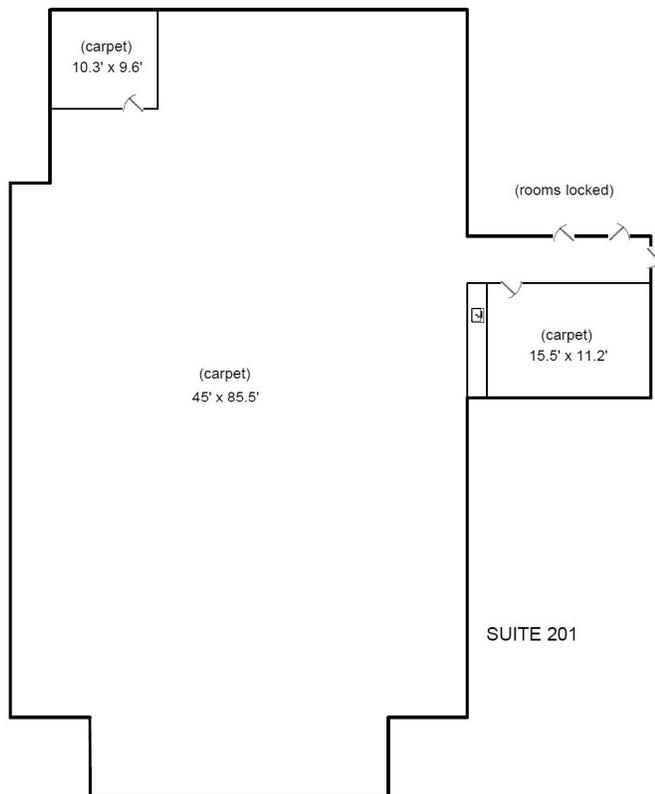


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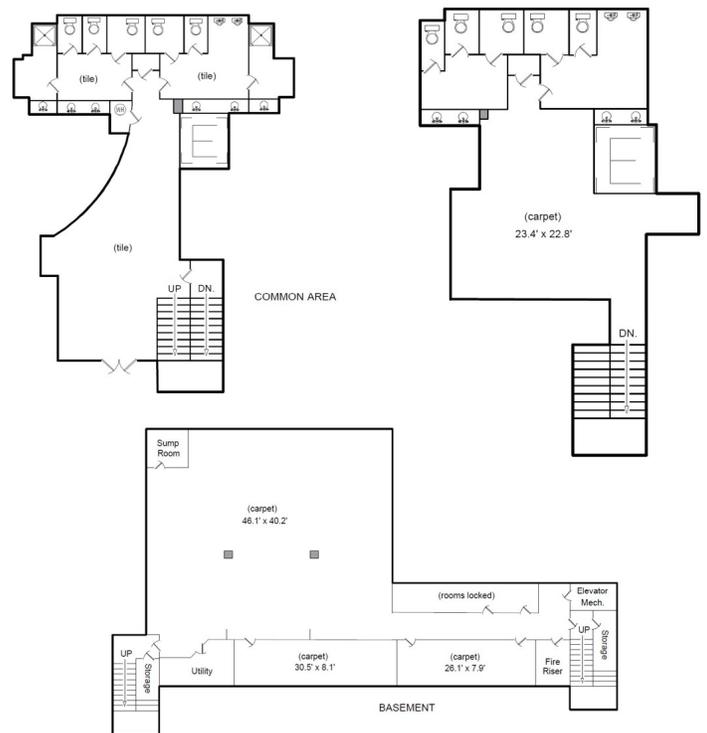
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OFFICE FLOOR PLAN



COMMON AREA FLOOR PLAN



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