

**FOR SALE**

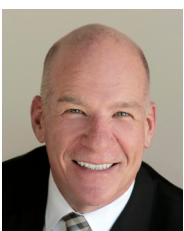
2002 Caribou Dr #202  
Fort Collins, CO 80525

**PREMIUM OFFICE CONDO  
INVESTMENT OPPORTUNITY  
\$1,000,000.00**



## OFFERING HIGHLIGHTS

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



**Craig C. Hau**  
Partner/Senior Commercial Advisor

970.222.0077 Mobile | 970.229.0700 Office  
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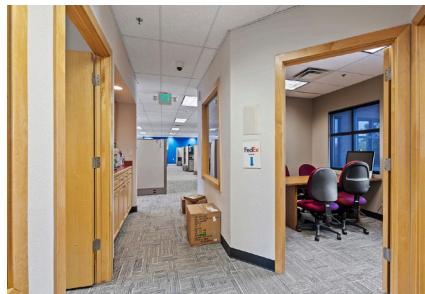
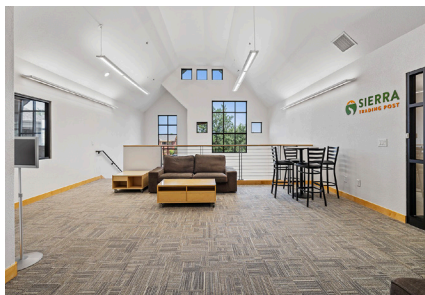
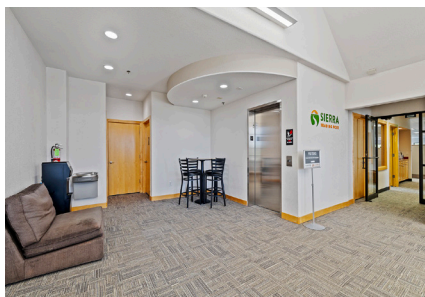
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## SALE OVERVIEW

<b>Sale Price:</b>	\$1,000,000.00
<b>Airspace SF:</b>	3,105 SF
<b>Rentable SF:</b>	3,771 SF
<b>CAP Rate:</b>	5.69%
<b>2023 Taxes:</b>	\$19,827.82 (estimated)
<b>Owner's Assoc. Dues:</b>	\$4,067.46 (estimated)
<b>Year Built:</b>	2004
<b>Market:</b>	Northern Colorado
<b>Sub Market:</b>	Fort Collins

## INVESTMENT OVERVIEW

<b>Property:</b>	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.
<b>Location:</b>	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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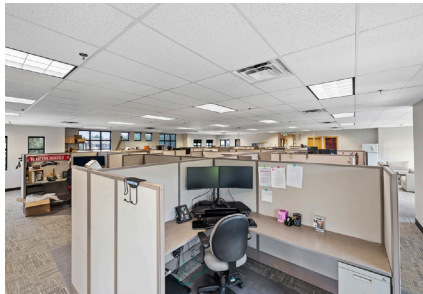
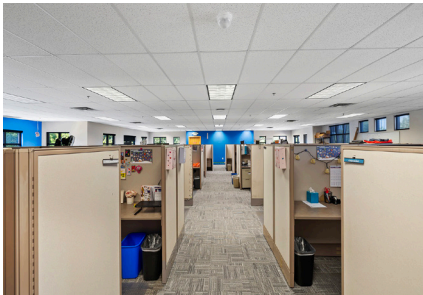
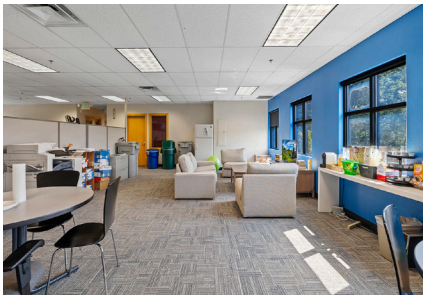


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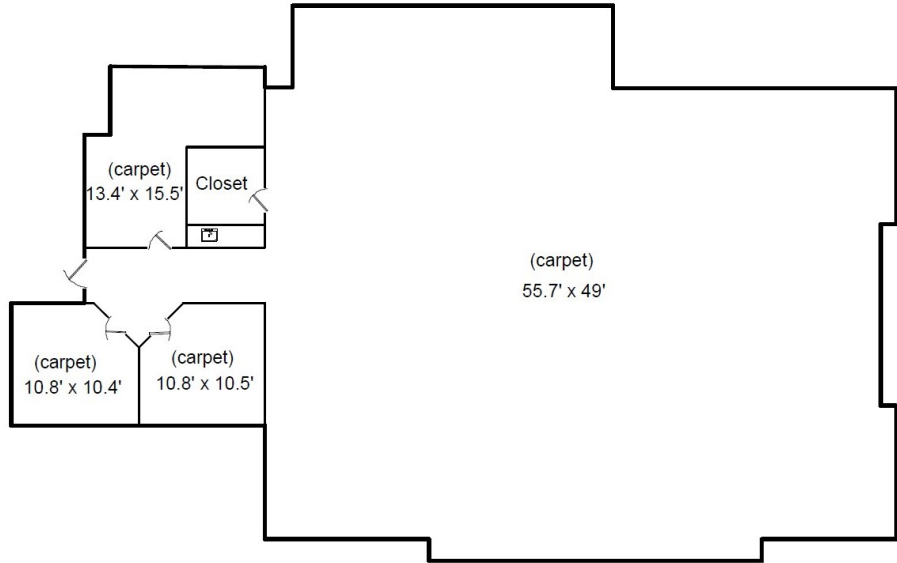
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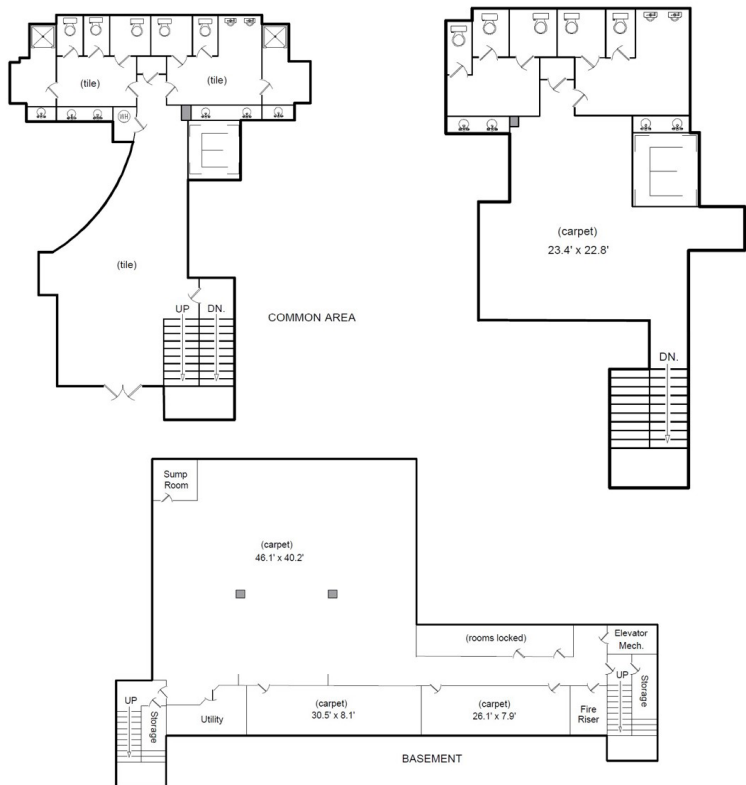


**OFFICE FLOOR PLAN**



SUITE 202

**COMMON AREA FLOOR PLAN**



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