

FOR SALE

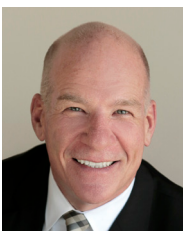
2002 Caribou Dr #101
Fort Collins, CO 80525

PREMIUM OFFICE CONDO
\$1,500,000.00



OFFERING HIGHLIGHTS

- Main 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

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 3.21.2025

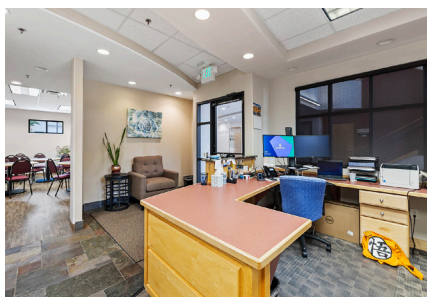


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SALE OVERVIEW

Sale Price:	\$1,500,000.00
Airspace SF:	5,568 SF
Rentable SF:	6,283 SF
2024 Taxes:	\$36,833.67
Owner's Assoc. Dues:	\$36,816.78 (Annual), \$3,068.06 (per month)
Year Built:	2004
Market:	Northern Colorado
Sub Market:	Fort Collins

PROPERTY OVERVIEW

Property:	High-quality office in South Central Fort Collins located in the coveted Timberline Office Park. This suite features numerous private offices, an open work area, a reception area with a built-in desk, a large kitchenette, a copy room with built-ins, and a wet bar. Suite 101 is occupied through March 31, 2025, and then will be available for a new Tenant or an Owner User.
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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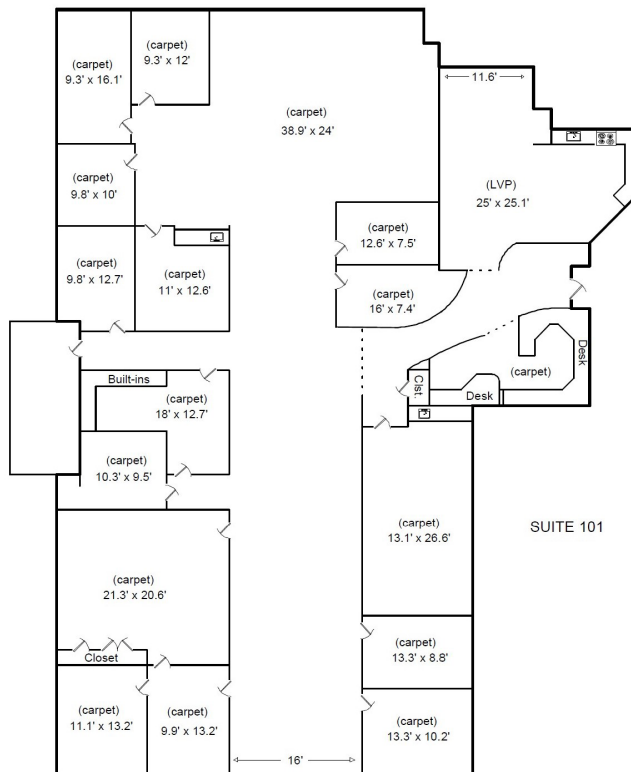
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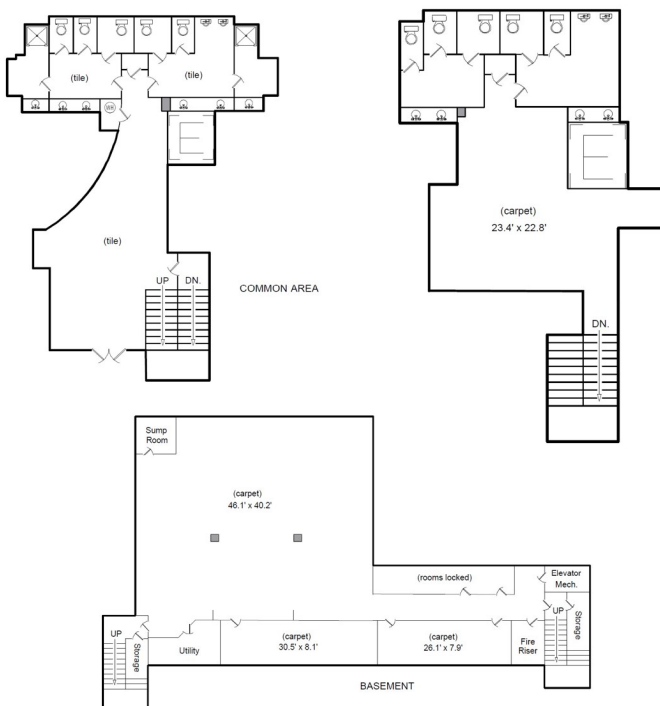


TheGroup

OFFICE FLOOR PLAN



COMMON AREA FLOOR PLAN



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