

TIMBERLINE CORRIDOR OFFICE FOR LEASE



**4102 Timberline Rd.
Fort Collins, CO**

***RSF*
7,700**

***Lease Rate*
\$14.00/SF NNN**

***Expenses*
\$8.05/SF**



Timberline Office | Fort Collins, CO

7,700 RSF Office | Lease Rate: \$14.00/RSF NNN (\$8.05/SF)

LC Real Estate Group is pleased to offer this unique opportunity to lease a quality stand-alone office building on south Timberline Road near the Harmony Corridor . Located just minutes from Interstate 25, this 7,700 square foot building is well located to serve clients from all over the region. This well-appointed office benefits from the high traffic counts and high visibility along Timberline, and is in close proximity to a multitude of restaurants, retailers and professional and medical services. The well-manicured landscaping surrounding the stone and stucco exterior presents an inviting and professional appearance to clients and guests. Upon entering the inviting reception, guests are greeted by a gas fireplace and reception desk with stone backdrops. The current floor plan lends itself to a multitude of medical or professional practitioners with multiple offices and conference rooms, open work areas with wood floors, modern carpet, wood trim and Class A fixtures and finishes. High ceilings and oversized windows give this building an open airy feeling environment inside a well-maintained exterior. The elevator served garden level is very functional with wide hallways, multiple offices, a breakroom with kitchenette, open work/training room and abundant storage

Building Highlights

- Near Harmony Corridor and minutes from Interstate 25
- Direct visibility from high traffic Timberline Road
- Stone and stucco exterior with well manicured landscaping
- Well maintained professional office park
- Highly functional layout with elevator served garden level
- Well suited for a multitude of medical or professional uses
- Competitive blended lease rate in supply constricted submarket
- Occupancy within 60 days of lease execution

Click to view [Property Website for 4102 Timberline Rd., Fort Collins, CO](#)



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AERIAL OVERVIEW



24 Hours
Walgreens
CHIPOTLE
FIREHOUSE SUBS
Office DEPOT
AutoZone

uhealth

fubo
STARBUCKS COFFEE
Jersey Mike's
COLD STONE CREAMERY
CINEMARK
TEXAS ROADHOUSE
LAZBOY
noodles company

HARMONY RD 58,000+ VPD

TIMBERLINE RD 29,000+ VPD





TIMBERLINE OFFICE

4102 TIMBERLINE RD.
FORT COLLINS, CO 80525

PROPERTY OVERVIEW

Property Address	4102 Timberline Road, Fort Collins, CO 80525
Total Land	0.12 Acres
Building SF	7,700 SF
Year of Construction	2005
Year of Remodel	N/A
Property Type	Commercial
Built As	Office Building
Operating Expenses	\$5,169.53 (Monthly)

PROPERTY TAXES

Parcel	8732262004
Legal	BLDG ENV D, SUNSTONE MIXED USE, FTC (2002082922)
Mill Levy	91.295
Assessed Value (2023)	\$334,800
Actual Value (2023)	\$1,200,000
Taxes (2023)(Included in OPEX)	\$29,801.41

UTILITIES

Water	City of Fort Collins
Sanitary Sewer	City of Fort Collins
Storm Sewer	City of Fort Collins
Gas	Xcel Energy
Electricity	City of Fort Collins
Telephone	Multiple Providers
Internet	Multiple Providers; Pulse fiber optics

SUBJECT PROPERTY
OFFICE BUILDING WITH TOTAL OF 7,700 RSF

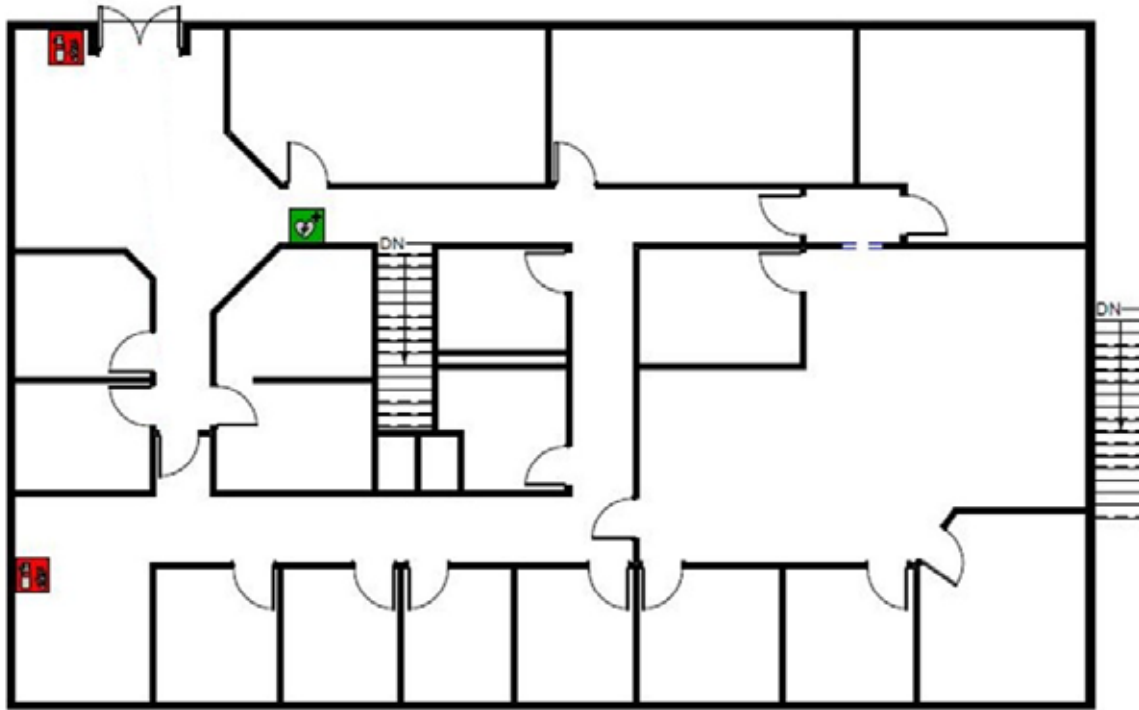
TIMBERLINE OFFICE
4102 TIMBERLINE RD.
FORT COLLINS, CO 80525

PROPERTY OVERVIEW

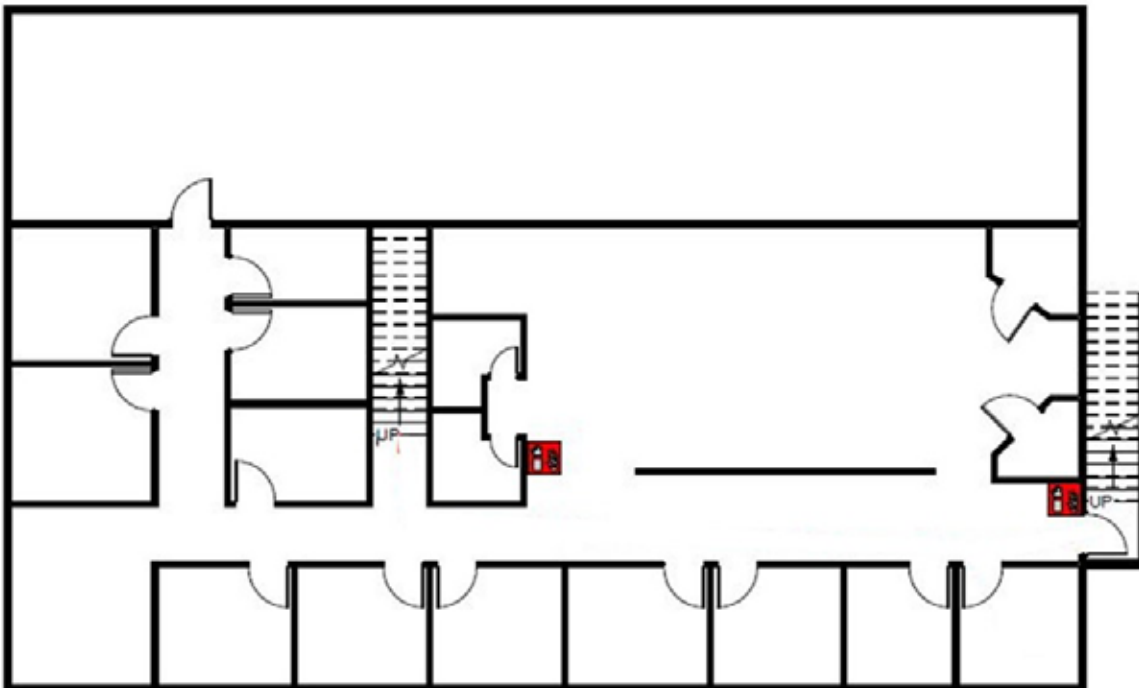


FLOORPLAN

TIMBERLINE OFFICE
4102 TIMBERLINE RD.
FORT COLLINS, CO 80525



MAIN LEVEL



GARDEN LEVEL



PROPERTY PHOTOS | EXTERIOR

PROPERTY PHOTOS



PROPERTY PHOTOS



RECEPTION / WAITING AREA



CONFERENCE ROOM



OFFICE

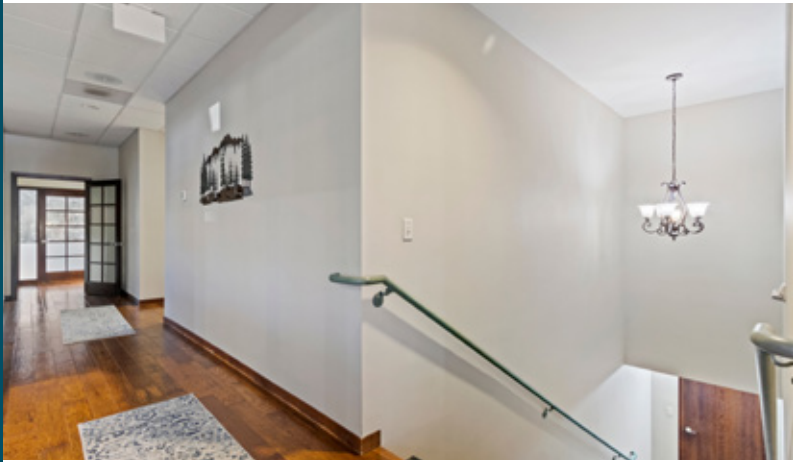
PROPERTY PHOTOS | INTERIOR

PROPERTY PHOTOS



PROPERTY PHOTOS | INTERIOR

PROPERTY PHOTOS



REGIONAL MAP

S **TIMBERLINE OFFICE**

H **UC Health/Poudre Valley Hospital**
8 Minutes | 4 Mile NW

H **UC Health/Harmony Campus**
2 Minutes | 1 Mile S

H **Banner Fort Collins Medical Center**
6 Minutes | 2 Miles SE

H **Medical Center of the Rockies**
15 Minutes | 11 Miles SE

1 **Downtown Fort Collins**
10 Minutes | 5 Miles NW

2 **Loveland**
18 Minutes | 12 Miles S

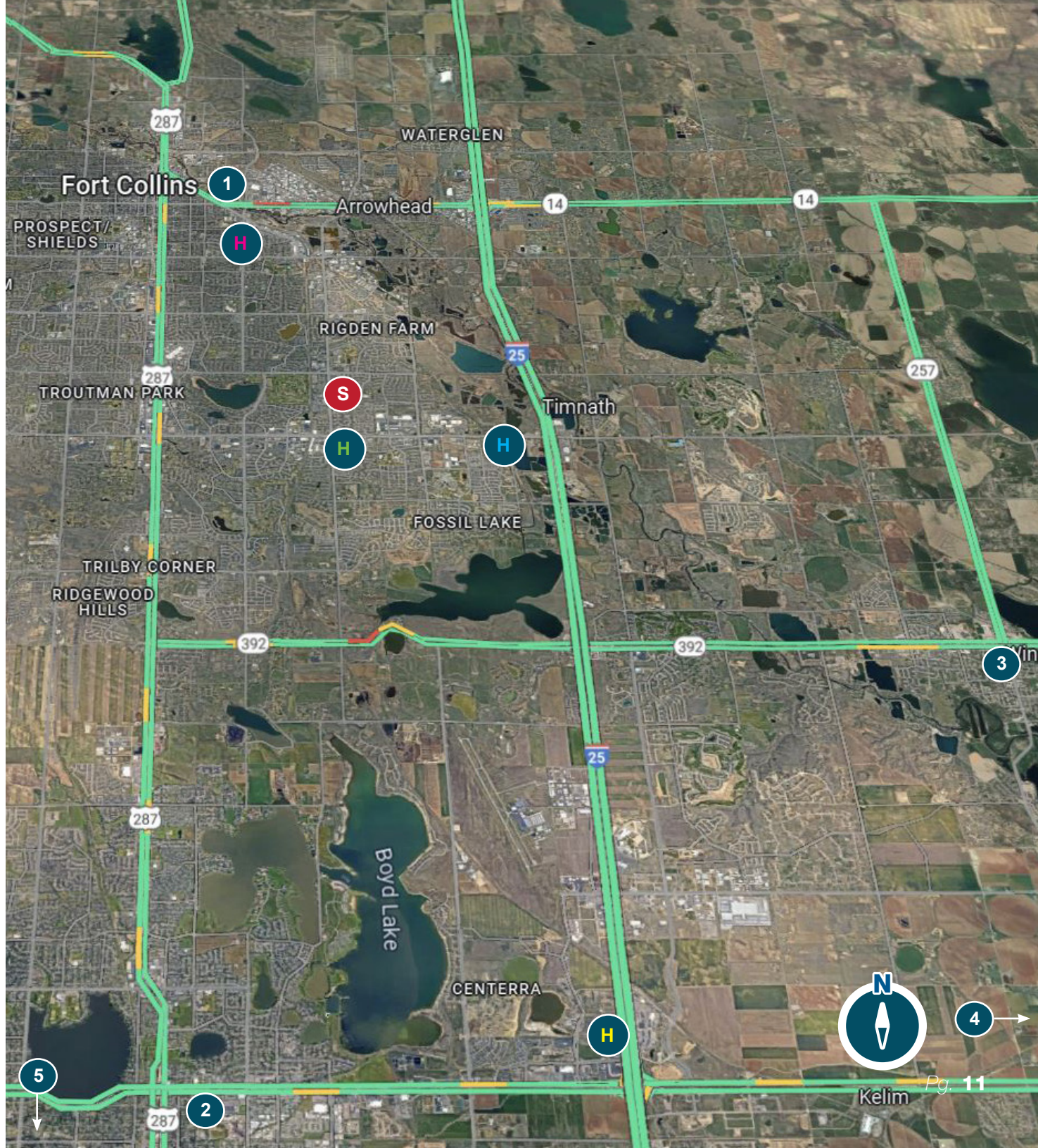
3 **Windsor**
16 Minutes | 11 Miles SE

4 **Greeley**
32 Minutes | 27 Miles SE

5 **Longmont**
35 Minutes | 35 Miles SW

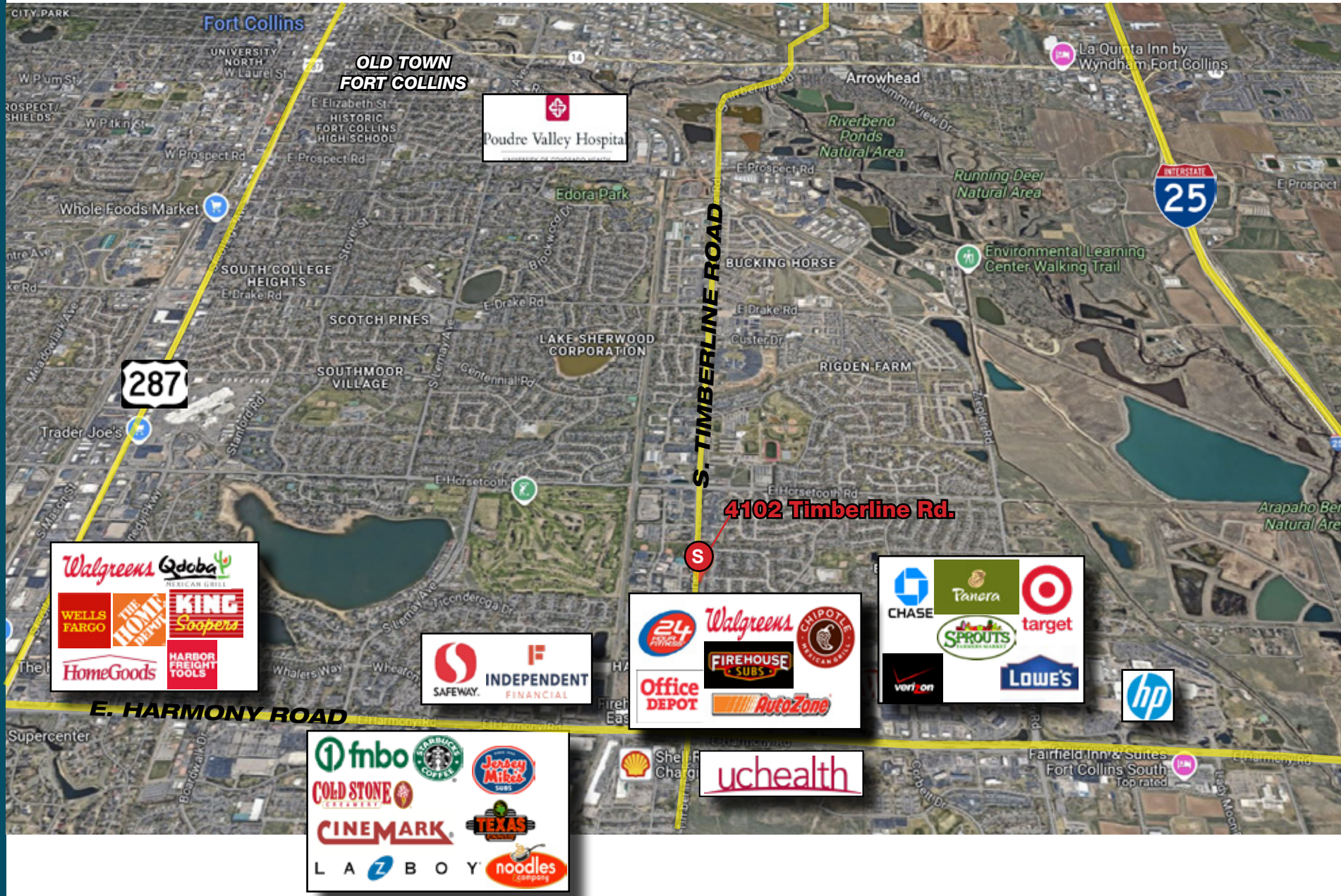
Denver International Airport (DIA)
64 Minutes | 65 Miles SE

Denver
56 Minutes | 59.3 Miles S



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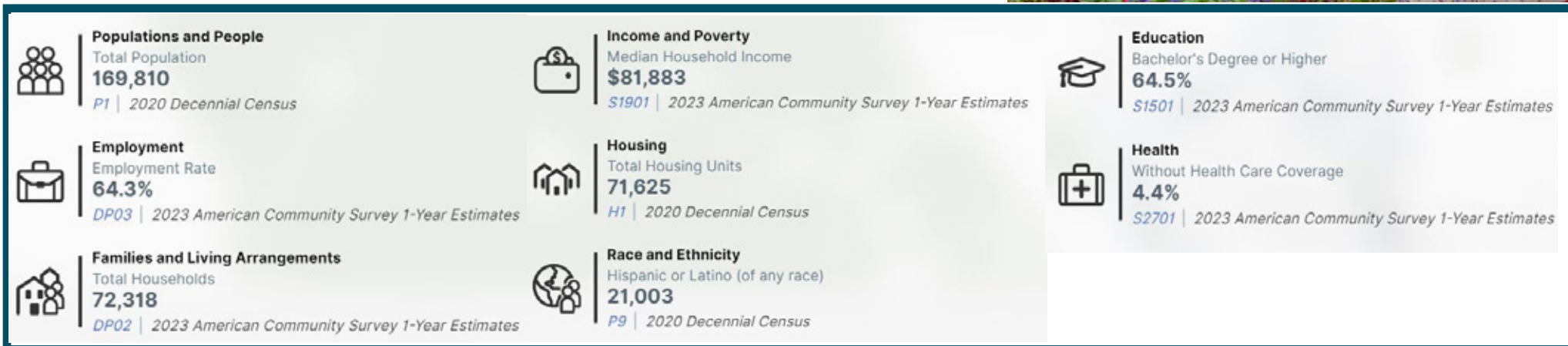
AREA MAP



Fort Collins, Colorado

Honors and Awards

- 2024 Top 100 Best Places to Live: [Livability](#) - April 2024
- Climate Action Leader: [scored "A" grade from environmental impact non-profit, CDP](#)
- Silver Level Recognition: [American Heart Association's Workforce Well-being Scorecard](#) - 2022-2023
- Best Place to Live in Northern Colorado Regions: [The Colorado Sun](#) - October 2023
- Best Places to Live in the U.S. in 2023: [Livability](#) - June 2023
- Silver Level Recognition in American Heart Association's 2022 [Workforce Well-being Scorecard](#)
- No. 1 Best Place to Live in Colorado: [Forbes](#) - October 2022
- Certified Healthy Workplace Award: [Healthy Links](#) - 2016-2023
- No. 3 Most Dog-friendly City in U.S.: [Rocket Homes](#) - February 2022



MINDFULLY CREATING COMMUNITY



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