

**FOR SALE**

2002 Caribou Dr #201  
Fort Collins, CO 80525

**PREMIUM OFFICE CONDO  
INVESTMENT OPPORTUNITY  
\$1,100,000.00**



## 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

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chau@thegroupinc.com | 2803 E. Harmony Road | Fort Collins, CO 80528  
[www.craighau.com](http://www.craighau.com)

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

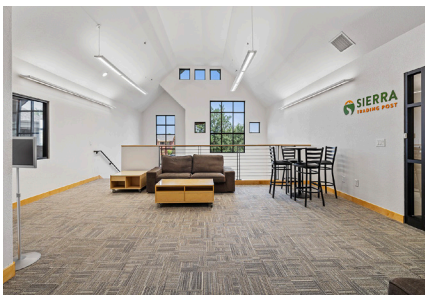




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### SALE OVERVIEW

<b>Sale Price:</b>	\$1,100,000.00
<b>Airspace SF:</b>	4,110 SF
<b>Rentable SF:</b>	4,715 SF
<b>CAP Rate:</b>	6.47%
<b>2024 Taxes:</b>	\$26,976.72
<b>2025 OA Dues:</b>	\$27,176.18 (Annual), \$2,264.68 (per month)
<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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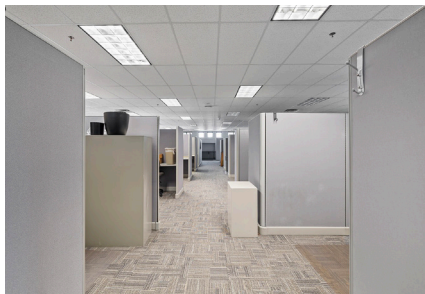
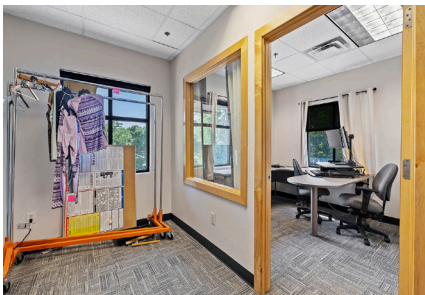
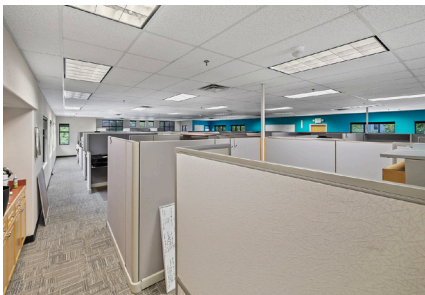


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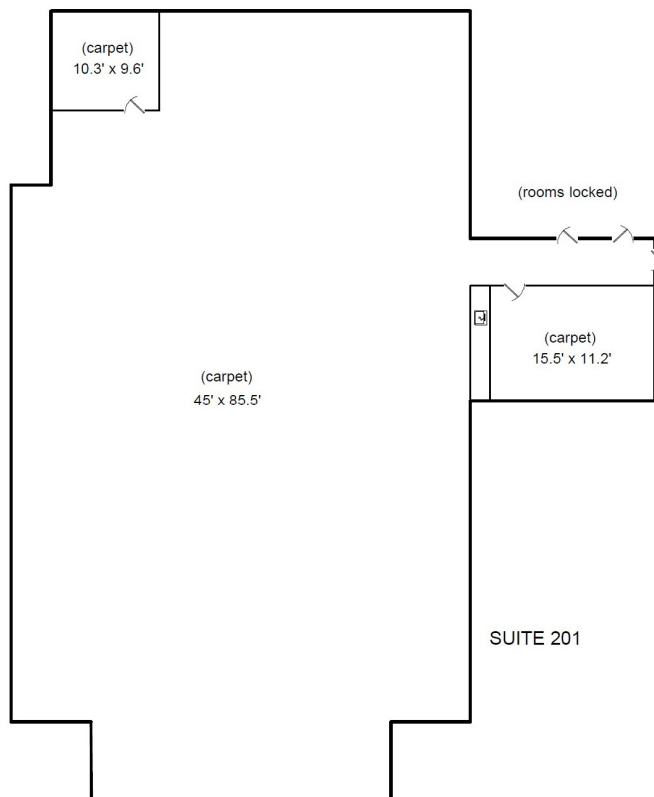
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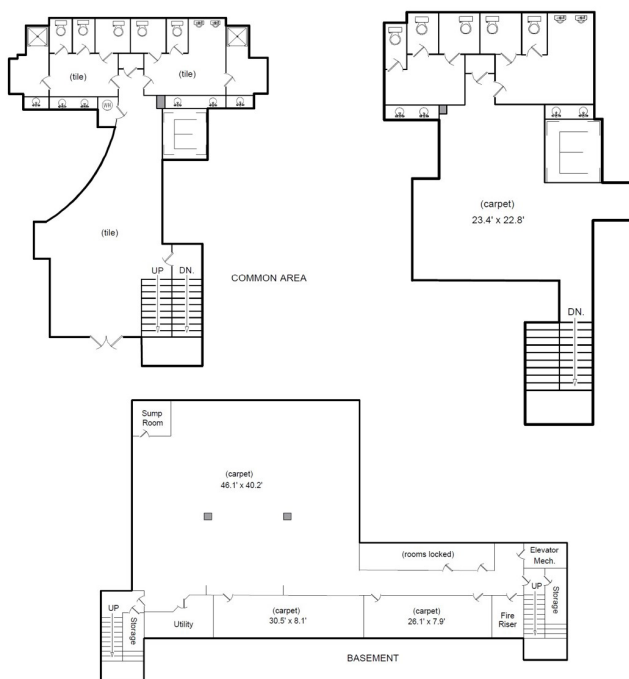


**TheGroup**

### OFFICE FLOOR PLAN



### COMMON AREA FLOOR PLAN



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