

PREMIUM OFFICE CONDO | \$600,000



2002 CARIBOU DR #102-A FORT COLLINS, CO 80525

FOR SALE

- Main 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. 05.17.2026

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SALE OVERVIEW

Sale Price:	\$600,000
Airspace SF:	1,930 SF
Rentable SF:	2,174 SF
2025 Taxes:	\$13,046.54 / \$6.00 SF
2026 OA Dues:	\$13,314.70 (Annual), \$1,109.56 (per month)/6.12 SF
Year Built:	2004
Market:	Northern Colorado
Sub Market:	Fort Collins

PROPERTY OVERVIEW

Property: Exceptional office investment opportunity in South Central Fort Collins within the highly desirable Timberline Office Park. Suite 102A offers a professional and functional layout featuring a private front-entry office, four private offices, a private restroom, coffee bar, and an open reception/work area designed to create welcoming client experience and efficient workflow.

This well-appointed office condo is ideal for investors or owner-users seeking a premium business location with convenient access to major transportation corridors, nearby retail amenities, dining, and surrounding professional services. The property combines strong functionality, excellent accessibility, and a prestigious business park setting in one of Fort Collins' most sought-after office destinations

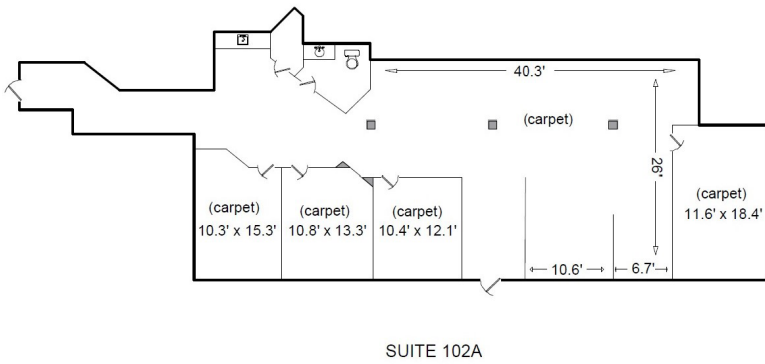


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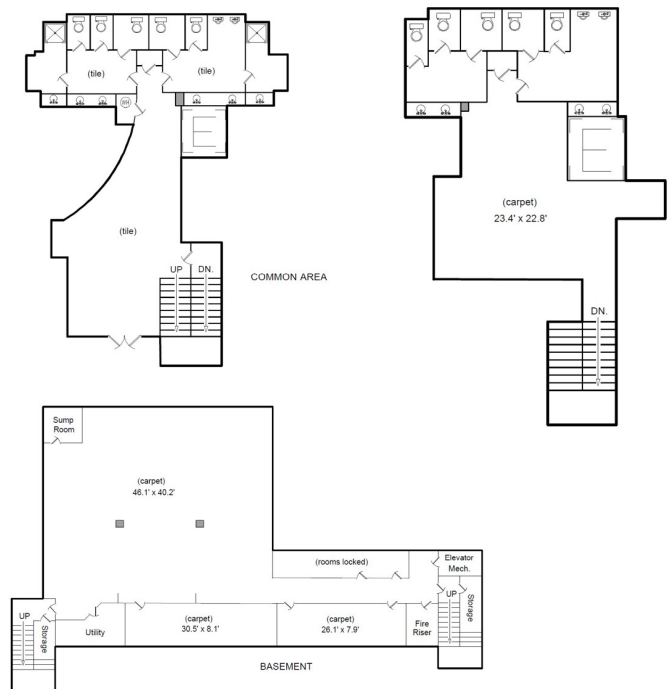
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OFFICE FLOOR PLAN



COMMON AREA FLOOR PLAN



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