

# INVESTMENT OPPORTUNITY FREESTANDING OFFICE | \$4,000,000



## 2002 CARIBOU DRIVE FORT COLLINS, CO 80525

FOR SALE

- 100% leased free-standing office
- National credit tenant occupies second floor of building
- High-end finishes throughout
- New HVAC systems in 2020

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 05.15.2026

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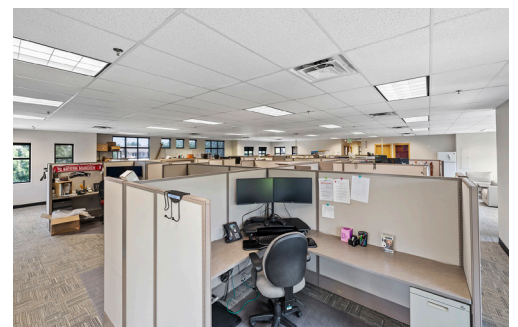
## SALE OVERVIEW

<b>Sales Price:</b>	\$4,000,000
<b>Building SF:</b>	19,704 SF main and upper levels; additional 2,795 SF of finished basement
<b>Price Per SqFt:</b>	\$203 above grade
<b>2025 Taxes:</b>	\$114,622.37
<b>Zoning:</b>	Employment District
<b>Owner's Assoc. Dues:</b>	\$116,969.28 Annual Dues
<b>Lease Types:</b>	NNN
<b>Market:</b>	Northern Colorado
<b>Sub Market:</b>	Fort Collins

## PROPERTY OVERVIEW

**Property:** High-quality office investment opportunity located in highly sought-after Caribou Office Park in South Central Fort Collins. This two-story, freestanding office building offers a strong mix of investment stability and updated office space in a premier professional setting. The second floor is fully occupied by a national credit tenant in Suites 201 and 202, providing dependable income and long-term investment appeal. The main floor consists of three suites - Suites 101, 102A and 102B - which were remodeled with modern finishes and updated interiors, creating attractive and functional workspace options for tenants or owner-users. The property is comprised of six office condominiums and offers excellent accessibility, professional curb appeal and proximity to major Fort Collins business corridors, retail amenities, and residential neighborhoods.

**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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