

FOR LEASE

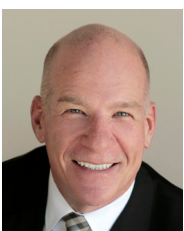
2002 Caribou Dr #102-B
Fort Collins, CO 80525

PREMIUM OFFICE CONDO
\$20.00/SF (NNN)



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

970.222.0077 Mobile | 970.229.0700 Office
chau@thegroupinc.com | 2803 E. Harmony Road | Fort Collins, CO 80528
www.craighau.com

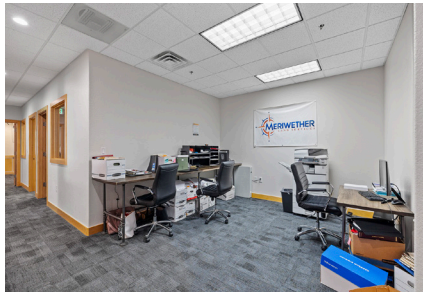
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 3.21.2025



FOR LEASE

2002 Caribou Dr #102-B
Fort Collins, CO 80525

PREMIUM OFFICE CONDO
\$20.00/SF (NNN)



LEASE OVERVIEW

Total Monthly Rent:	\$7,209.93, plus utilities
Rentable SF:	2,621 SF
Base Rent:	\$20.00/SF Annually
NNN Expenses:	\$13.01/SF Annually
Year Built:	2004
Market:	Northern Colorado
Sub Market:	Fort Collins

PROPERTY OVERVIEW

Property: High-quality office for lease in South Central Fort Collins, located in the coveted Timberline Office Park. Suite 102-B was remodeled in 2016 and features an open reception/waiting area, six private offices, a conference room, a private restroom, and a kitchenette/breakroom. Total Monthly Rent is \$7,209.93, plus utilities. This unit is also available for sale.

Location: Located in South Central Fort Collins on Timberline Rd, just north of Harmony Rd, and less than ten minutes from Interstate-25.

Craig C. Hau
Partner/Senior Commercial Advisor

970.222.0077 Mobile
970.229.0700 Office
chau@thegroupinc.com

2803 E. Harmony Road
Fort Collins, CO 80528

www.craighau.com



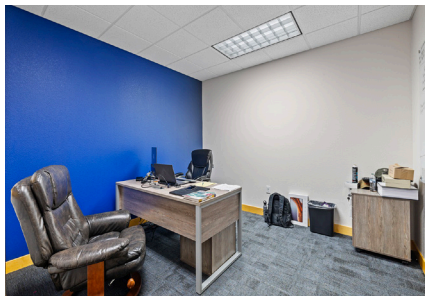
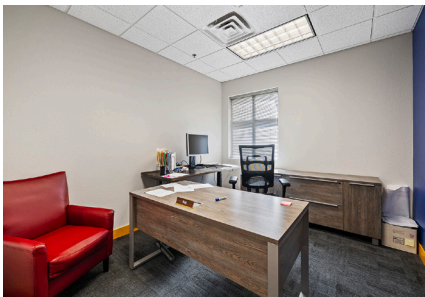
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 3.21.2025



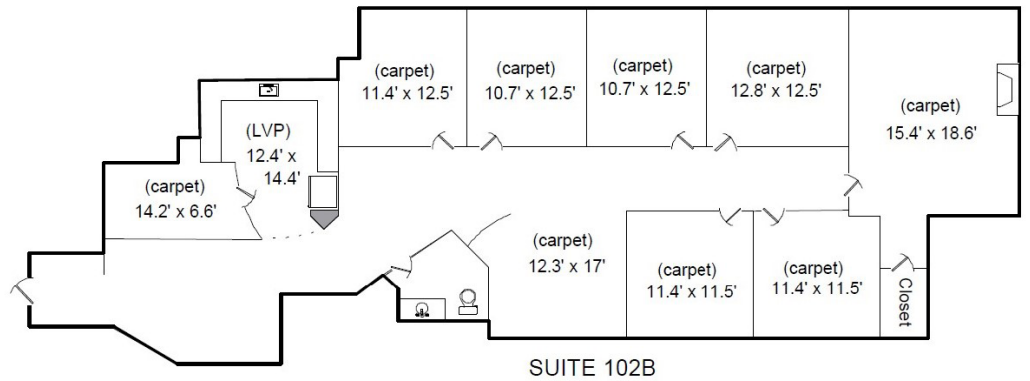
FOR LEASE

2002 Caribou Dr #102-B
Fort Collins, CO 80525

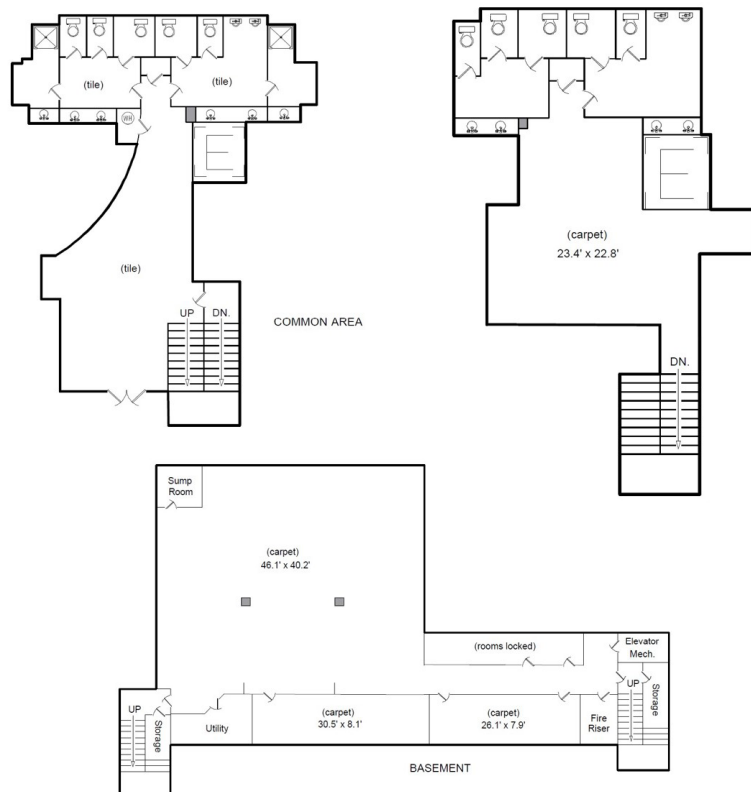
PREMIUM OFFICE CONDO
\$20.00/SF (NNN)



OFFICE FLOOR PLAN



COMMON AREA FLOOR PLAN



Craig C. Hau
Partner/Senior Commercial Advisor

970.222.0077 Mobile
970.229.0700 Office
chau@thegroupinc.com

2803 E. Harmony Road
Fort Collins, CO 80528

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

