

**FOR LEASE**

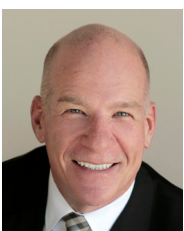
2002 Caribou Dr #102-B  
Fort Collins, CO 80525

**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](http://www.craighau.com)

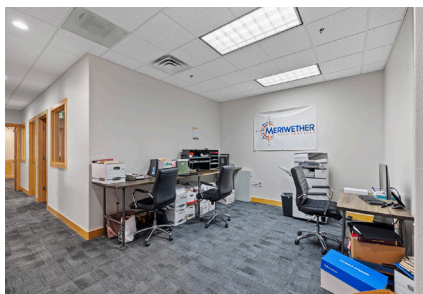
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 05.15.2026



FOR LEASE

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

PREMIUM OFFICE CONDO  
\$20.00/SF (NNN)



## LEASE OVERVIEW

<b>Total Monthly Rent:</b>	\$6,919.44, plus utilities
<b>Rentable SF:</b>	2,621 SF
<b>Base Rent:</b>	\$20.00/SF Annually
<b>NNN Expenses:</b>	\$11.68/SF Annually
<b>OA Fees:</b>	\$15,467.13/\$5.90 Per SF
<b>RE taxes:</b>	\$15,159.63/\$5.78 Per SF
<b>Year Built:</b>	2004
<b>Market:</b>	Northern Colorado
<b>Sub Market:</b>	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 \$6,919.44, 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](http://www.craighau.com)



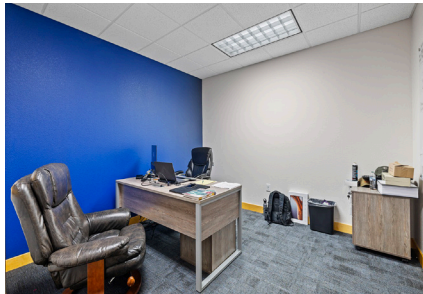
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 05.15.2026



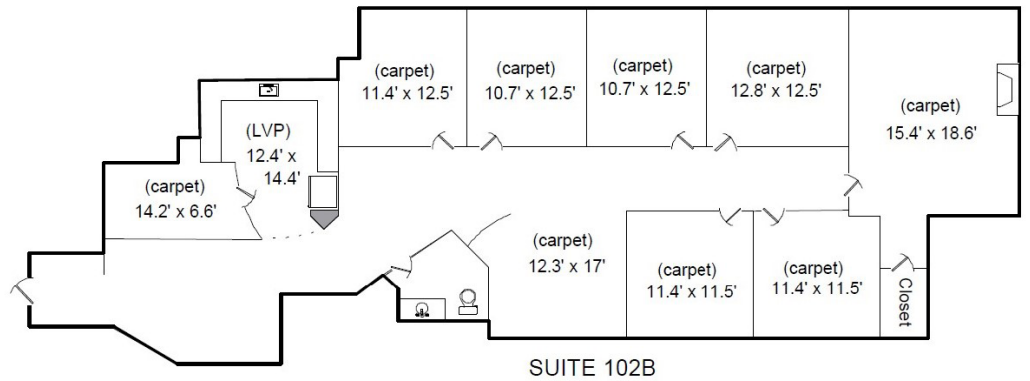
**FOR LEASE**

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

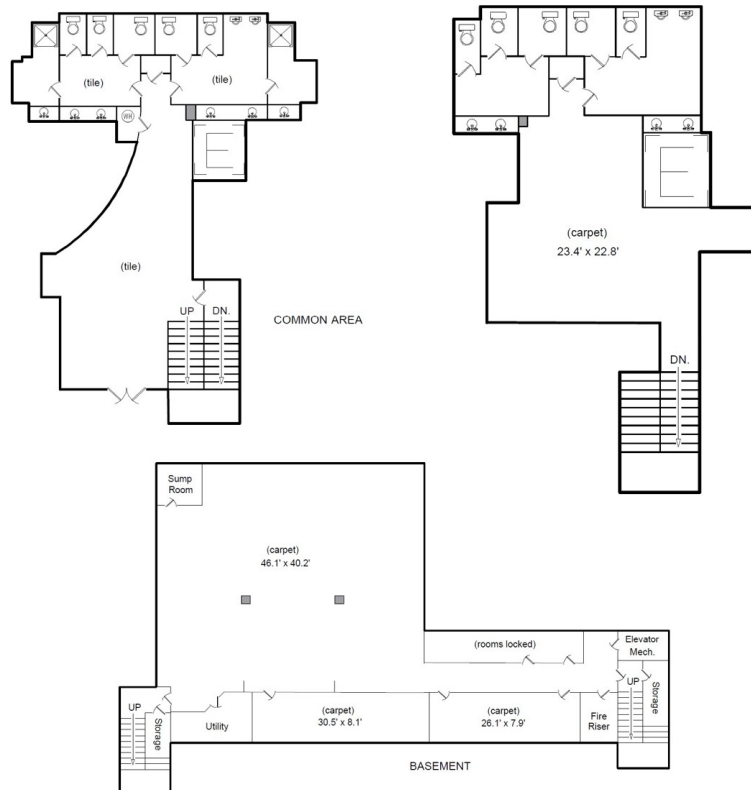
**PREMIUM OFFICE CONDO**  
**\$20.00/SF (NNN)**



**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](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. 01.27.2026

