

PREMIUM OFFICE CONDO | \$5,980.31



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

FOR LEASE

- Main Level Office Condo
- High-end finishes throughout
- Common area lobby and restrooms with lockerrooms and showers
- 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. 08.01.2026

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LEASE OVERVIEW

Total Monthly Rent:	\$5,980.31
Rentable SF:	2,174 SF
Base Rent:	\$20.00/SF
NNN Expenses:	\$13.01/SF
Zoning:	Employment
Year Built:	2004
Market:	Northern Colorado
Sub Market:	Fort Collins

PROPERTY OVERVIEW

Property: Exceptional Office in South Central Fort Collins, located 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 a welcoming client experience and efficient workflow.

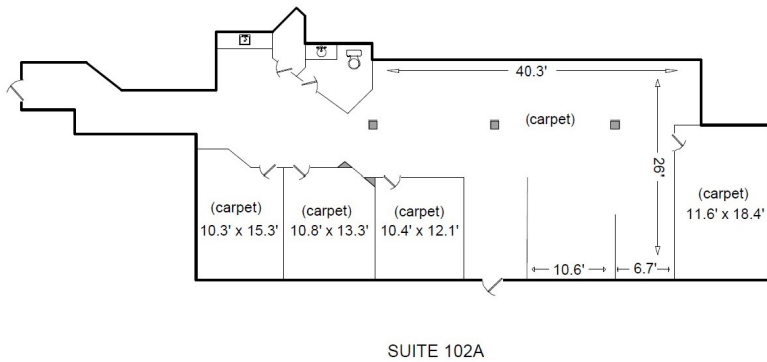


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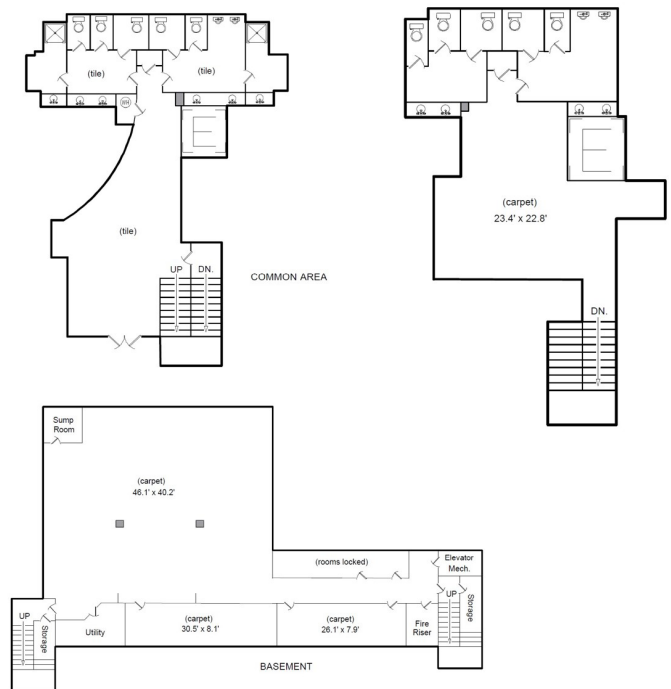
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OFFICE FLOOR PLAN



COMMON AREA FLOOR PLAN



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