

FOR LEASE

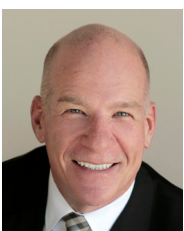
2002 Caribou Dr #101  
Fort Collins, CO 80525

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



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## LEASE OVERVIEW

<b>Total Monthly Rent:</b>	\$16,807.03 plus utilities
<b>Rentable SF:</b>	6,283 SF
<b>Base Rent:</b>	\$20.00/SF Annually
<b>NNN Expenses:</b>	\$12.10/SF Annually
<b>OA Fees:</b>	\$38,412.56/\$6.11 Per SF
<b>RE Taxes:</b>	\$37,639.97/\$5.99 Per SF
<b>Zoning:</b>	Employment
<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 101 features numerous private offices, an open work area, a reception area with a built-in desk, a large kitchenette, a copy room with built-in counters, and a wet bar. The Total Monthly Rent is \$16,807.03, 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.

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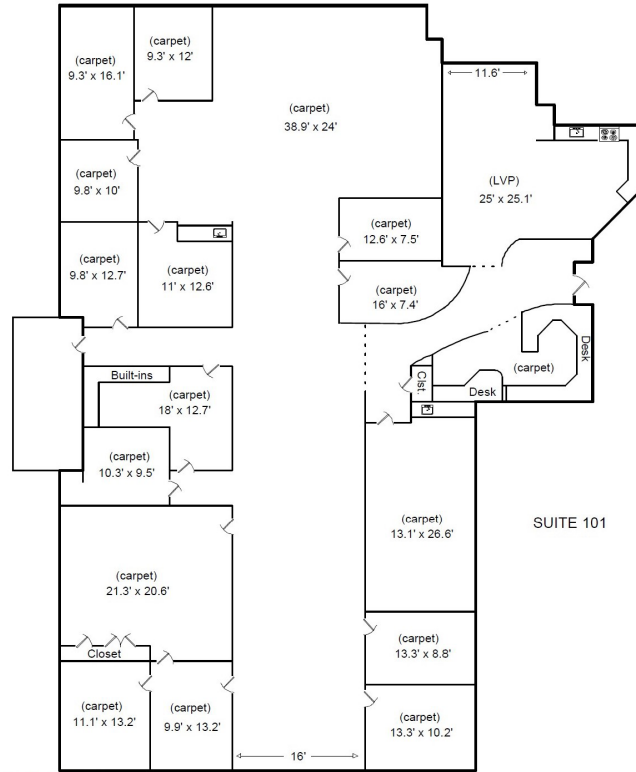
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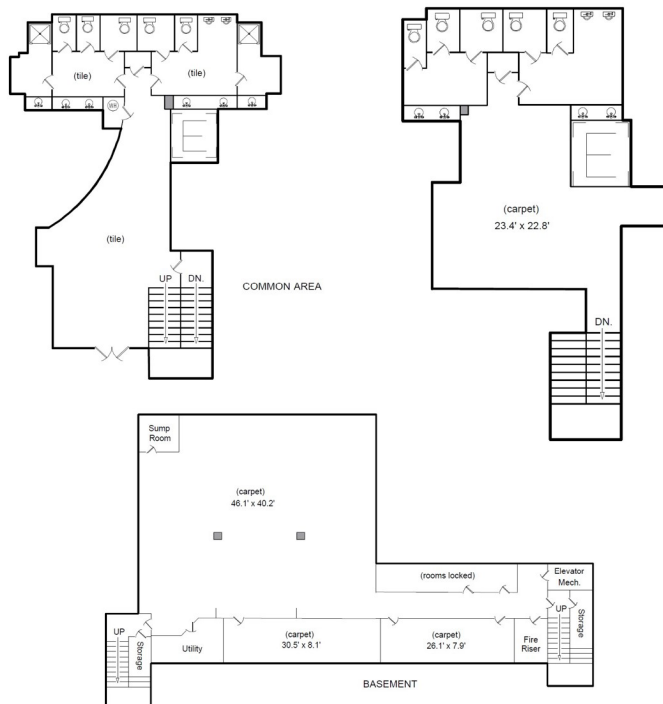
## PREMIUM OFFICE CONDO \$20.00/SF (NNN)



### OFFICE FLOOR PLAN



### COMMON AREA FLOOR PLAN



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