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## Up to 23,000 SF Office Space For Lease

2002 CARIBOU DRIVE • FORT COLLINS, CO



### Features:

For a company seeking unparalleled identity in a strong Southwest Fort Collins location, this distinctive “Colorado Lodge” style two-story building is strategically situated in Timberline Office Park, offering convenient access to Harmony Corridor and I-25.

With a dramatic 2 -story entry foyer serving both levels, this near-new facility is fully handicapped-compliant and accessible. A logical combination of private offices, conference rooms, open workstation areas, and a large training room component, all blend to create a most functional floor plan. Parking is abundant with seventy-four (74) spaces.

Served by five (5) T-1 lines, the building is extensively cabled for both data and voice communications (CAT 5 voice, CAT 6 data). The training areas (2) offer full AV capability.

**For Visual Tour Visit:** <http://tiny.cc/RealtecVTour>

### Building Size:

22,642 sf (BOMA measurement)

### Lease Rate:

Upper & Main Levels: \$16.50/sf NNN  
Basement: \$5.00/sf NNN

### NNN Expenses:

\$5.79/sf (est.) plus utilities and janitorial

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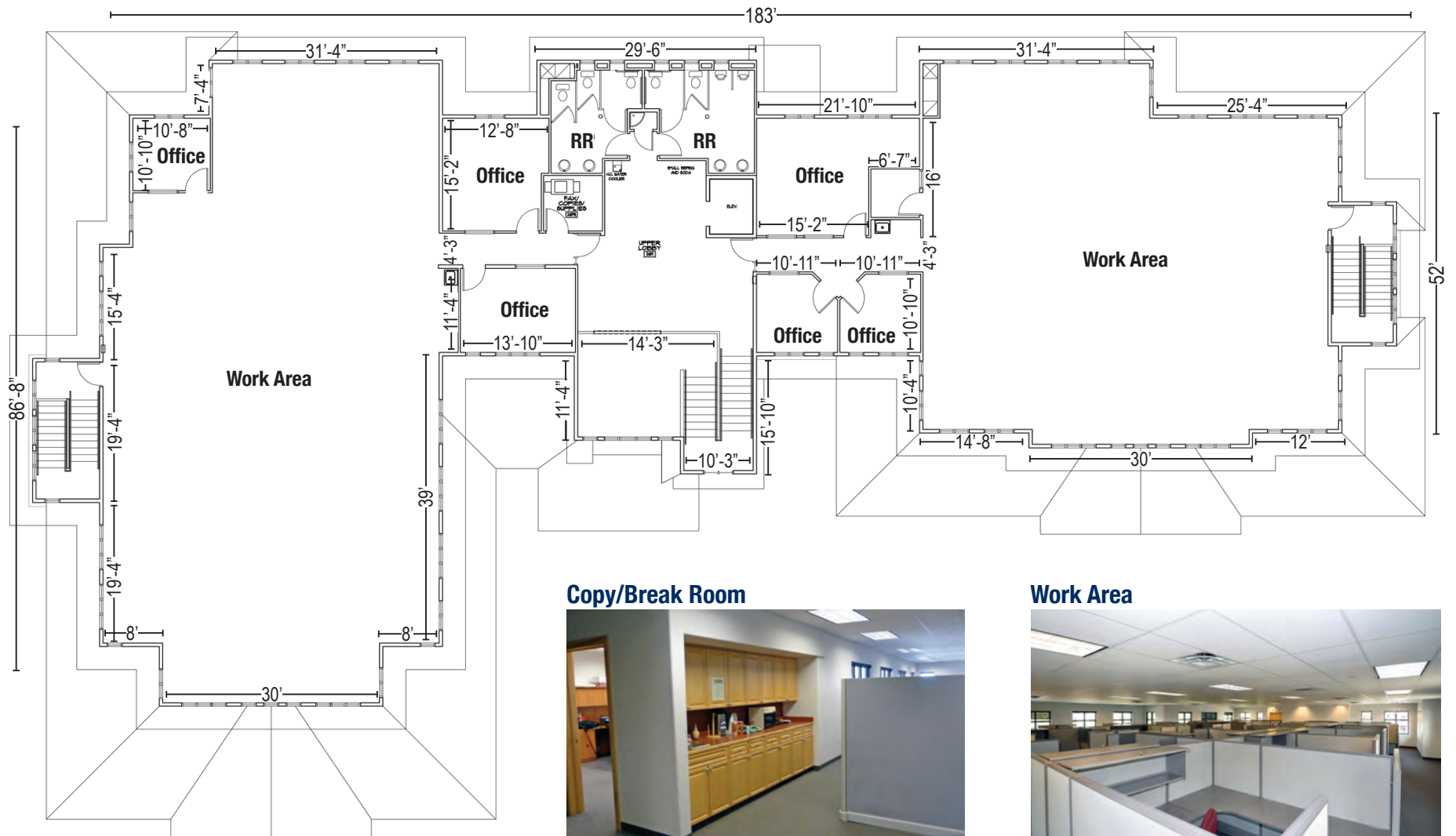


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# Upper Level - 8,646 sf



Copy/Break Room



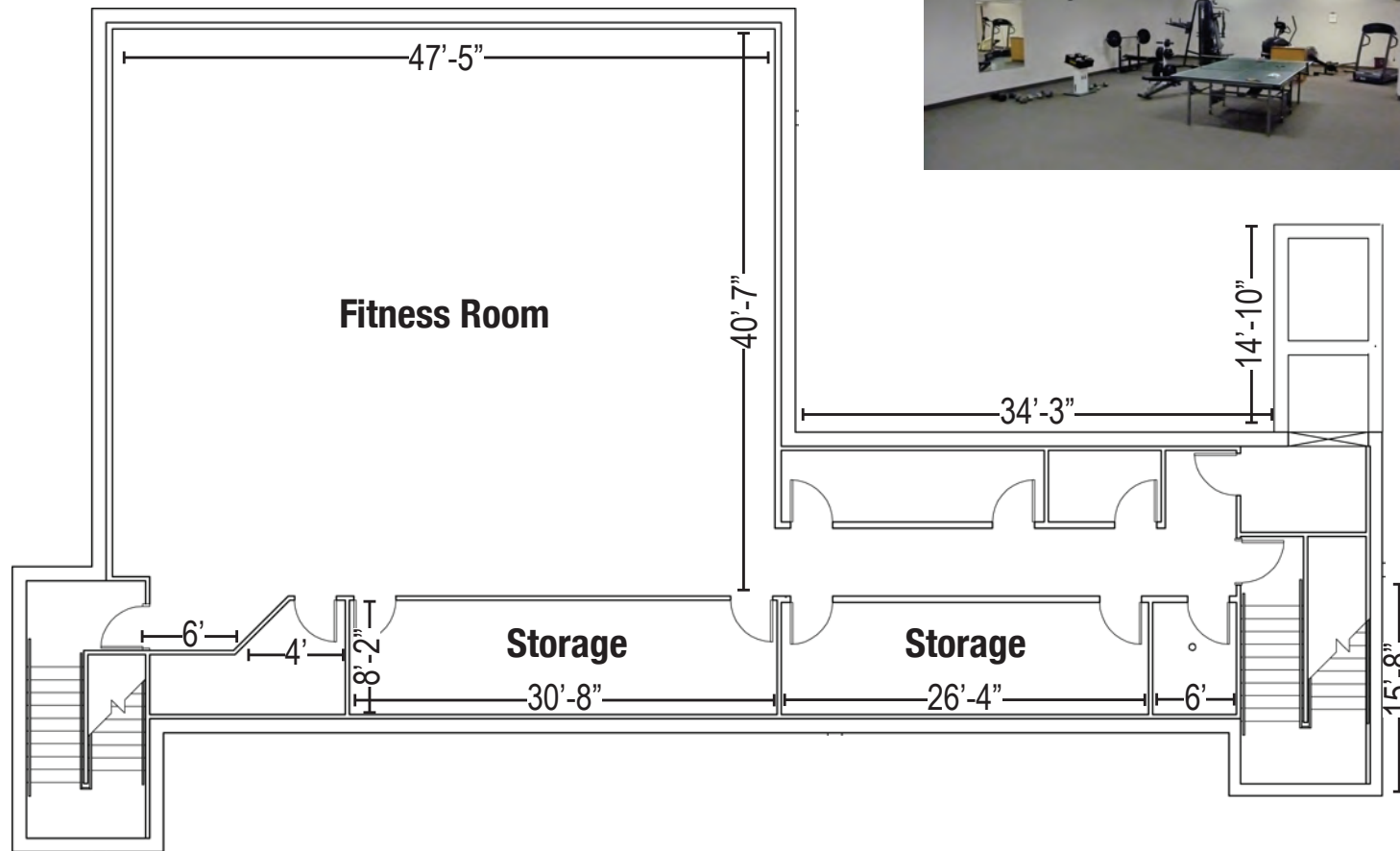
Work Area



Basement - 2,900 ± sf



Fitness Room



Note: Main floor men's and women's restrooms have showers and lockers.