

PROPERTY

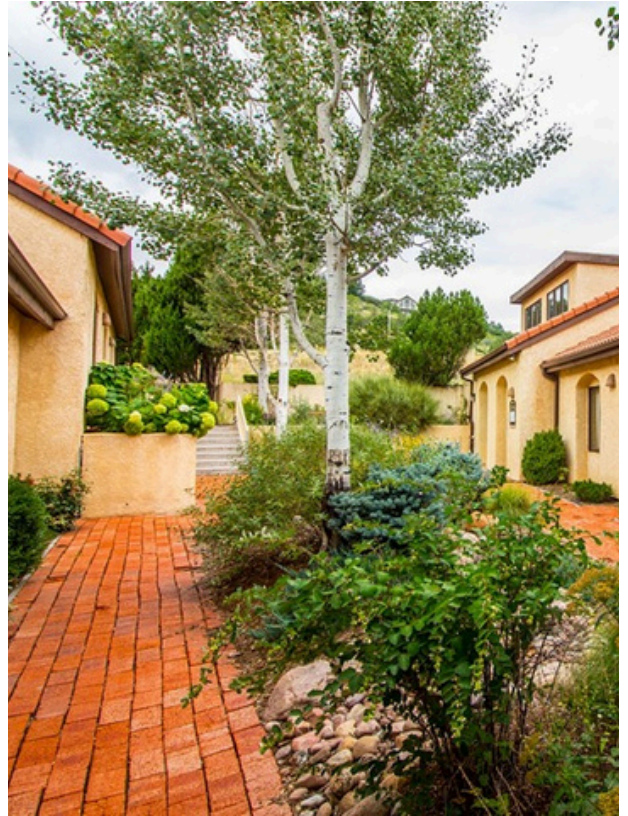


FOR SALE

Office

TOTAL: 3,448 SF

PRICE: \$850,000



SUNBIRD OFFICE PARK
4810 RUSINA ROAD



Sunbird Office Park

4810 Rusina Road.
Colorado Springs, CO 80907



BUILDING FOR SALE

BUILDING DESCRIPTION

LEASING SUMMARY

- Price: \$850,000
- Price/SF: \$246/SF
- Building Size: 3,448SF
- Year Built: 2008
- Zoning: PBC
- Parking: 5:1,000SF
- Assoc. Dues: \$487/mo

Constructed in 2008, this 3,448 SF professional office building is part of the well-maintained Sunbird Owners Association, a four-building office campus. Currently configured for a single occupant, the building can be readily demised into three to four office suites, offering flexibility for an owner-user or investor. Quality interior finishes include elegant Venetian plaster accent walls, while the crawl space provides convenient access to building systems. Current ownership expenses include Owners Association dues of \$487 per month, annual property taxes of approximately \$13,473, and annual property insurance of approximately \$3,000.

FOR MORE INFO, CONTACT:

Colorado Commercial Real Estate Services
Gosia Bikker | gbikker@cocres.com | 719.464.8019



PROPERTY DESCRIPTION

Position your business or investment in one of Colorado Springs' most desirable office locations. Sunbird Office Park offers exceptional visibility and convenient access just off the highly traveled I-25 and Garden of the Gods Road interchange, providing outstanding exposure to thousands of daily commuters.

This well-maintained office property features attractive professional landscaping, mature trees, inviting outdoor seating areas, and a tranquil rock fountain, creating an impressive first impression for clients, employees, and visitors alike. The property offers ample surface parking at an excellent 5:1,000 SF parking ratio, making it well-suited for a variety of professional office users.

Located within minutes of Downtown Colorado Springs, the U.S. Air Force Academy, University Village, and numerous restaurants, hotels, and retail amenities, the property combines a prestigious business environment with exceptional accessibility. Whether purchased as an owner-occupied office or an investment opportunity, Sunbird Office Park delivers a highly desirable location in one of the city's most established office corridors.

FOR MORE INFO, CONTACT:

Colorado Commercial Real Estate Services
Gosia Bikker | gbikker@cocres.com | 719.464.8019



3,448SF

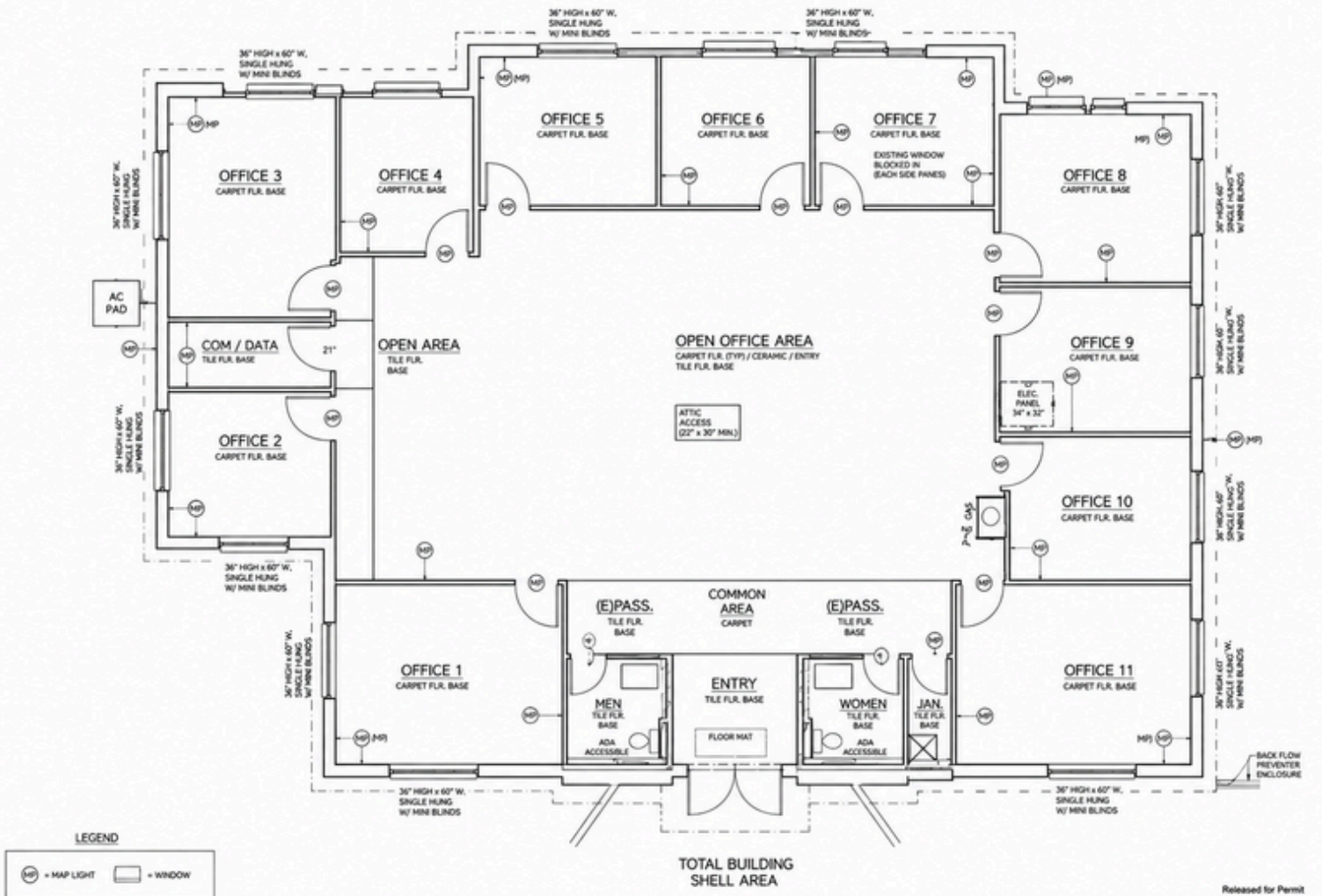
Entire Building 4810
Building can be demised



FOR MORE INFO, CONTACT:

Colorado Commercial Real Estate Services
Gosia Bikker | gbikker@cocres.com | 719.464.8019

Building 4810 Floor Plan



FOR MORE INFO, CONTACT:

Colorado Commercial Real Estate Services
Gosia Bikker | gbikker@cocres.com | 719.464.8019

Building 4810 Suites A,B,C- Conceptual Design



LEGEND

	TENANT 1	1,292 SF	1,577 RSF
	TENANT 2	841 SF	1,026 RSF
	TENANT 3	692 SF	845 RSF

FOR MORE INFO, CONTACT:

Colorado Commercial Real Estate Services
 Gosia Bikker | gbikker@cocres.com | 719.464.8019



Office Site Location

Sunbird Office Park

4810 Rusina Road.
Colorado Springs, CO 80907



LOCATION

Located within minutes of Downtown Colorado Springs, the U.S. Air Force Academy, University Village, and numerous restaurants, hotels, and retail amenities, the property combines a prestigious business environment with exceptional accessibility. Whether purchased as an owner-occupied office or an investment opportunity, Sunbird Office Park delivers a highly desirable location in one of the city's most established office corridors.

FOR MORE INFO, CONTACT:

Colorado Commercial Real Estate Services
Gosia Bikker | gbikker@cocres.com | 719.464.8019

Let's Work Together

Our mission at Colorado Commercial Real Estate Services is to foster mutually beneficial long-term relationships with our owners and tenants alike.



719.501.0007



5390 N Academy Blvd. Ste 250,
Colorado Springs, CO 80918



8778 Wolff Court. Ste 205,
Westminster, CO 80031



gbikker@cocres.com