



FOR LEASE and SALE

Sinton Pond Office Park

3630 Sinton Rd.

Colorado Springs, CO 80907

Located off Garden of the Gods Road & I-25

Year Built:

1984

Building:

33,384 SF

Available:

Approx. 7,000 SF

First Floor

Lease Rate:

\$12.00 - \$16.00/SF NNN

Operating Expenses:

\$11.65/SF

Signage:

**Pole signage facing I-25,
Building Directory and Suite**



Features

- **Landlord offering competitive tenant finish allowance**
- **Potential billboard signage available**
- **Large windows with great views**
- **Highly visible & accessible from I-25**
- **Space sits on the corner of the building**



Ted T. Link

Cascade Commercial Group

625 North Cascade Avenue #120

Colorado Springs, CO 80903

Office: 719-442-6500

Cell: 719-337-0066

Ted@CascadeCommercial.net

PHOTOS



All Common Areas Updated



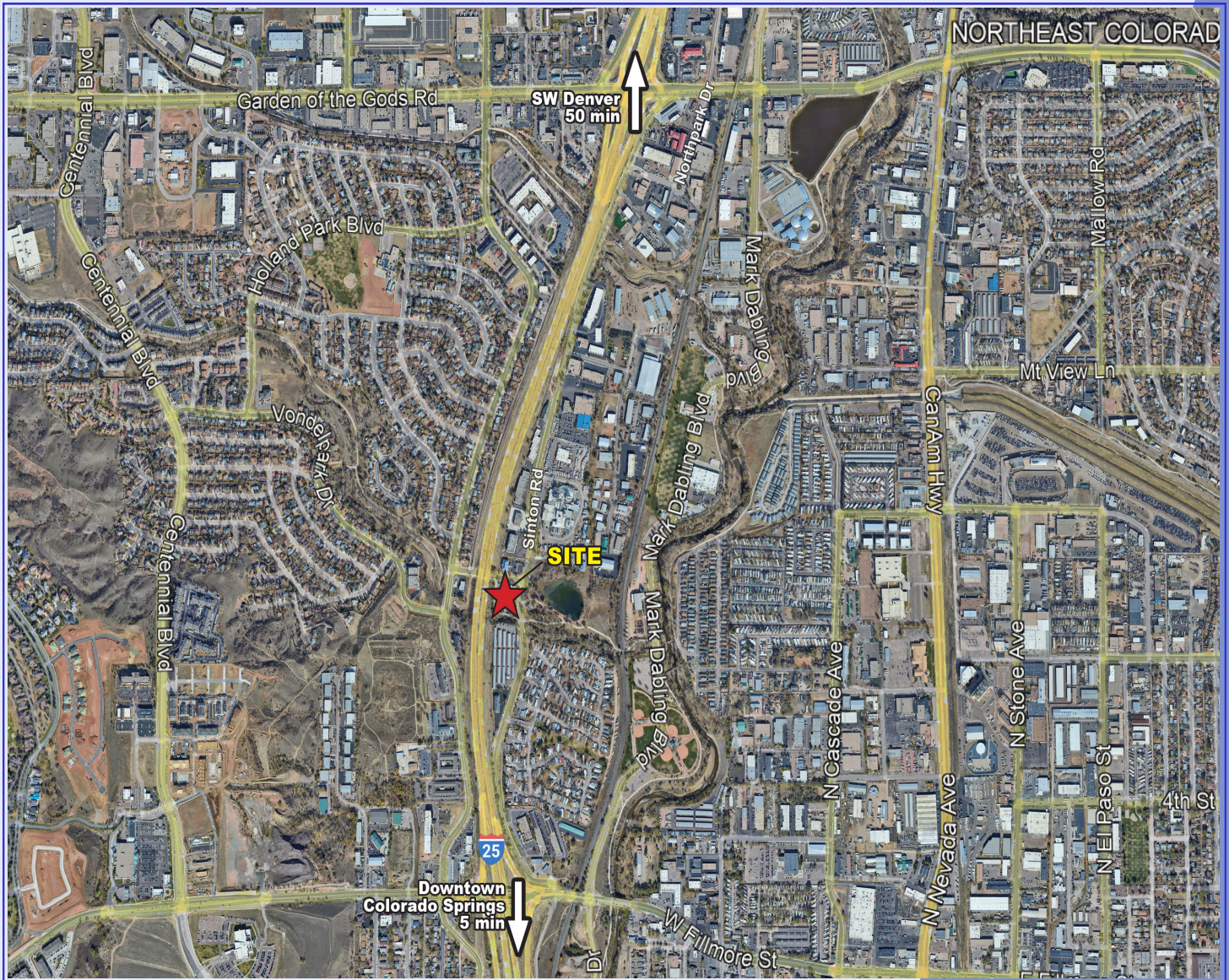
Great Visibility from I-25

Your Name Up Here!

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MAP



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