



FOR 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:
32,964 SF

Price:
~~**\$5,200,000**~~
\$4,500,000

Actual Income:
\$401,560

Cap rate:
9%

Vacant Space:
6,871 SF

Lease Rate:
\$12.00 - \$16.00 NNN

Operating Expenses:
Approx \$11.65

Signage:
Pole Facing I-25,
Building Directory &
Suite
Great Building Signage
Option

Your Sign Here!!!



Features

- Well located office building off I-25
- Very competitive price (\$136/SF)
- Strong tenant mix - Higginbotham Associates (full floor user), RowCal (full floor user), TMS of Southern Colorado (3,608 SF on first floor)
- Great opportunity for investor or owner user.

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



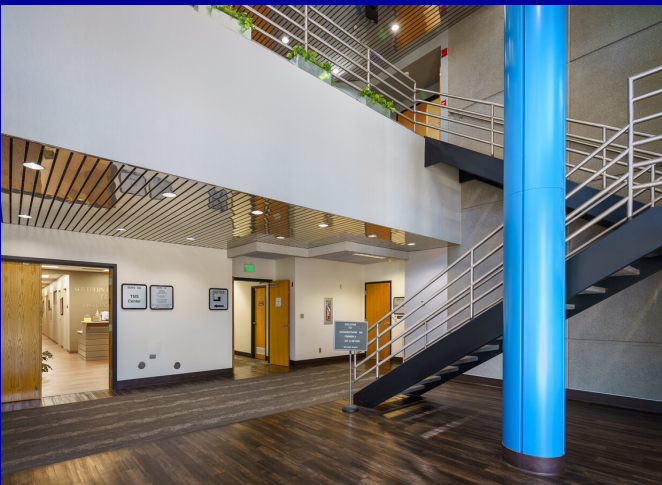
PHOTOS



All Common Areas Updated



Great Views of Pikes Peak

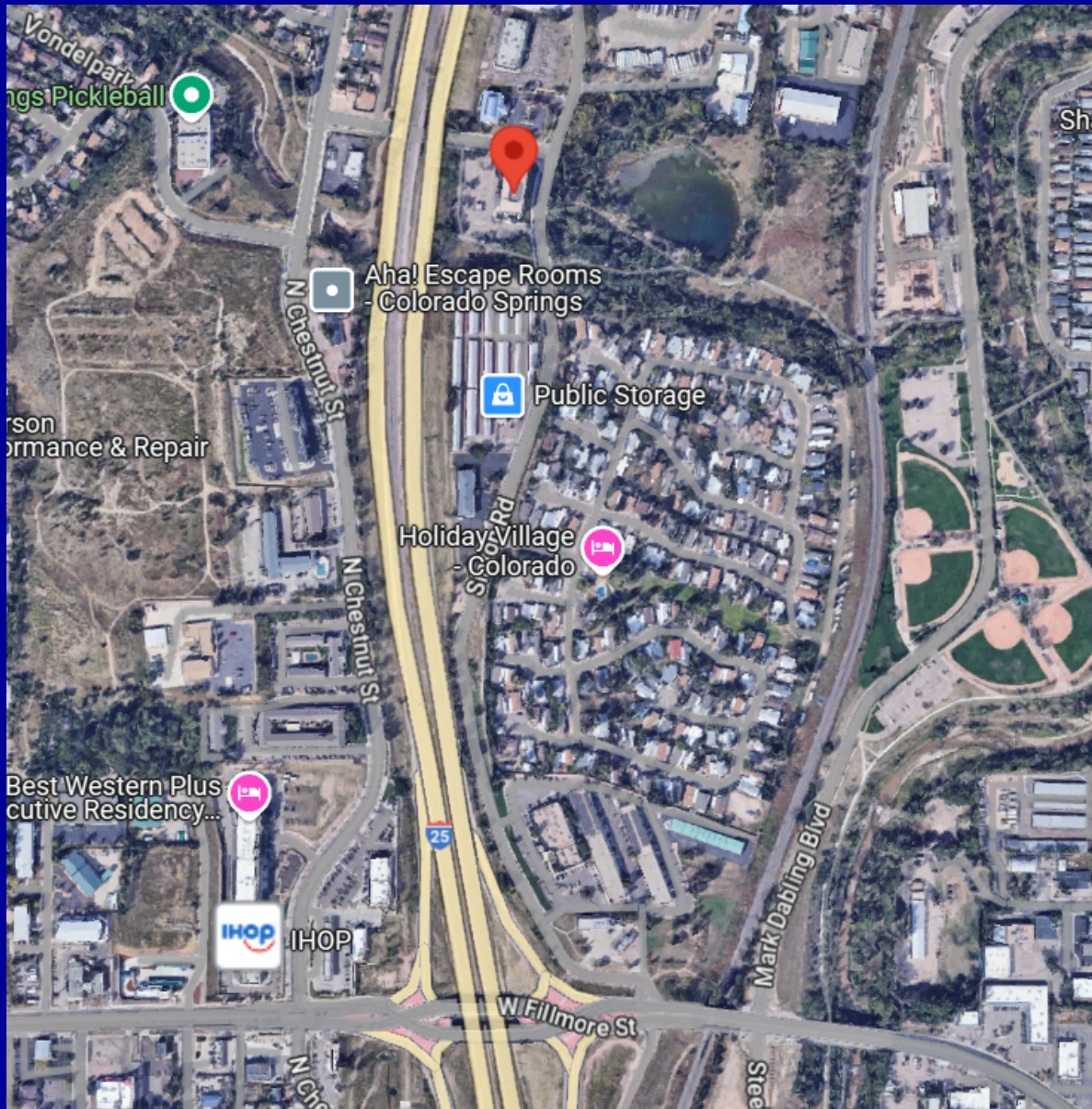


TED T. LINK

Cascade Commercial Group
625 North Cascade Avenue #120
Colorado Springs, CO 80903
Office: 719-442-6500
Cell: 719-337-0066
Ted@CascadeCommercial.net



MAP



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

