

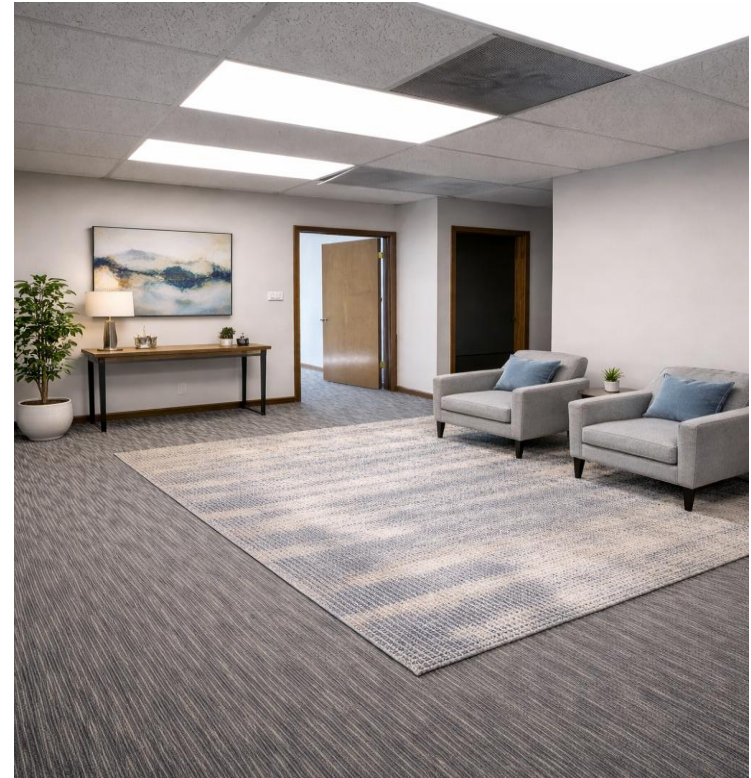
# INTERSTATE OFFICE BUILDING FOR SALE

3730 SINTON ROAD



# DISCLAIMER

The information contained in this overview is confidential and intended solely for prospective investors evaluating the acquisition of the multi-tenant investment property located at 3730 Sinton Rd, Colorado Springs, CO 80907 (the "Property"). Prospective buyers are encouraged to conduct their own independent due diligence, including the review of leases, financials, and property condition reports, and to consult with their legal, tax, and professional advisors prior to making any investment decisions. While the information presented has been compiled from sources believed to be reliable, Equity Group and its representatives make no representations or warranties as to the accuracy or completeness of the information. All financial figures, tenant data, and market assumptions are provided for reference purposes only and are subject to change based on market conditions and other factors beyond our control. All images, site plans, and materials included are provided for informational purposes and may not reflect the most current condition or configuration of the Property.



# 3730 SINTON ROAD

## EXECUTIVE SUMMARY

Year Built  
**1973**

#Suites  
**12**

Rentable Area SF  
**14,616**

Total Acres  
**1.03**

Tenants  
**7**

Zoning  
**M-I CU**

This office building offers space for lease that is suitable for small business firms seeking a professional image. Situated along Interstate 25 between Filmore Street & Garden of the Gods Road, this property appeals to firms requiring an office with convenient access to all areas of Colorado Springs. This building offers abundant parking, attractive landscaping, signage, and a clean appearance.

**SALE PRICE: \$2,723,720**



**100% Occupancy**



# The Offering

## 3730 SINTON ROAD

The Equity Group is pleased to present 3730 Sinton Road a stabilized multi-tenant office building centrally located along the Interstate 25 corridor. This well-maintained property offers a compelling mix of location, accessibility, and recent capital improvements—making it an attractive investment in a growing and resilient market.

Suites from 450-7,000 SF Combination of private offices, conference rooms and open landscape areas.

### Tenants Summary:

- Front Range Construction, Inc.
- Habitat for Humanity
- Lotus Foundation
- Rockport Partners LLC
- Set Security
- Southern Colorado Structures
- The Word for the World USA

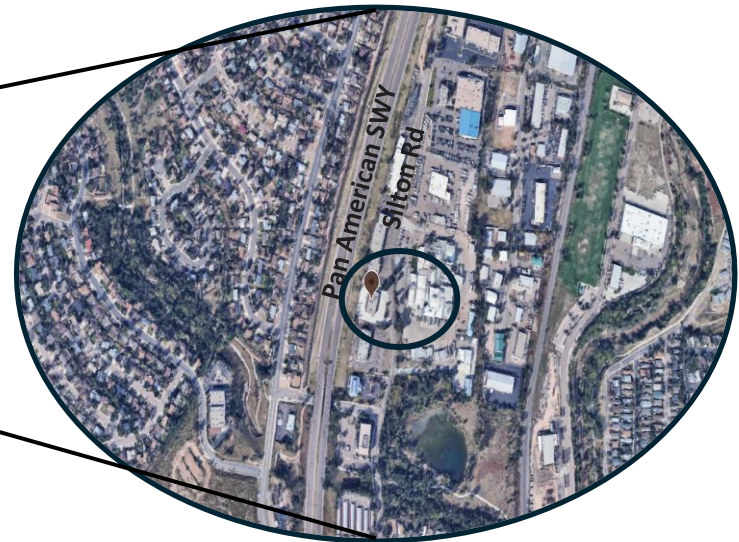
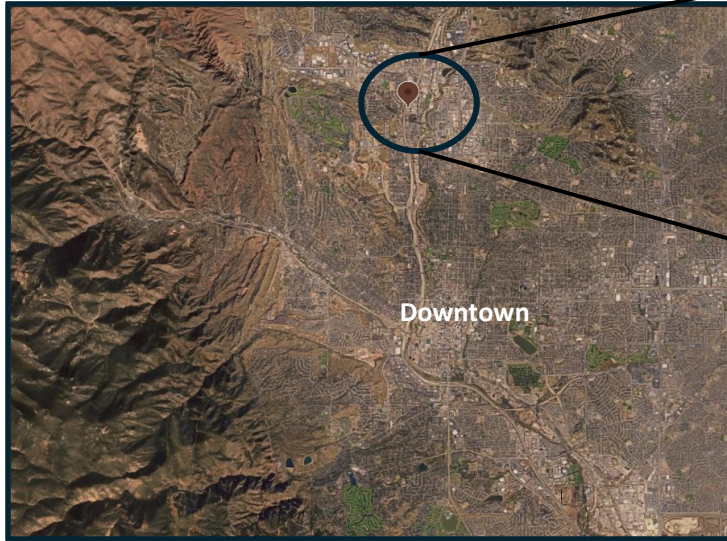


**Multi-Tenant Office  
Investment Opportunity**

# Interior Design



# Location



## Principal Uses

- Construction Firms
- Civil Engineering
- Architects
- Accounting & Trade Schools
- Tax & Insurance Services
- Non-Profit Organizations

## Property Features:

- Glass Atrium Entrance
- Lobby Tenant Directory
- Windowed Offices
- Common Rest Rooms
- Flexible Floor Plans
- Private Office Entrance

Situated on the west side of Sinton Road, between Fillmore Street and Garden of the Gods Road. Corporate neighbors include Sinton Dairy, Six & Geving Insurance, Vision Trust International and the Colorado Division of Wildlife. All points access via I-25, Fillmore Street and Garden of the Gods Road.

# Floorplans

## SMART LOCATION



Strategically located at 3730 Sinton Road in Colorado Springs, the property offers direct access to major transportation corridors, including I-25, and is just minutes from Downtown. Surrounded by a strong mix of commercial, retail, and residential uses, the building benefits from excellent connectivity, visibility, and convenience for tenants.

## STABLE INCOME OPPOTUNITY



This multi-tenant office building offers a stable and reliable income stream supported by a diverse tenant base with minimal turnover. Several tenants have maintained long-term occupancy, reflecting strong retention and consistent in-place cash flow, making the asset an attractive, low-risk investment opportunity.

### First Floor



## FloorPlans

### Second Floor



# Value Analysis

## Proforma 12 months commencing September 2026

2026		Unit	Tenant	Lease Start/End	Lease Term Months	Unit Size	Monthly Base Rent	
Rent Income	\$171,996	100	1	04/25 05/35	120	7,000	\$7,292	
CAM Income	\$108,000	200	2	04/21 08/30	66	2,530	\$2,530	
Total Income	\$279,996	205	3	09/23 08/27	12	450	\$468	
Total Expenses	\$108,000	207	4	04/26 03/29	36	950	\$950	
<b>Valuation</b>		219	5	05/25 04/26	12	920	\$920	
Cap Rate	6%	211	6	11/15 05/26	126	1,050	\$1,138	
Net Operating Income (NOI)	\$171,996	220	7	09/23 08/26	36	1,035	\$1,035	
Vaccancy Factor @ 5%	\$8,600	<b>Totals</b>					<b>13,935</b>	<b>\$14,333</b>
Capitalized Cash Flow	\$163,396							
Fair Market Value	\$2,723,270							

The property benefits from a highly stable and established tenant base, with several tenants in occupancy since 2021, one dating back to 2015, and additional recent leases executed in 2023. This long-term tenancy profile reflects strong tenant satisfaction and operational stability, resulting in minimal turnover. The asset offers investors predictable and durable cash flow, supported by a history of consistent occupancy and tenant retention.

