



# FOR SALE



## 3630 Sinton Rd Colorado Springs, CO 80907

Total Building SF:  
32,964  
For Sale:  
\$4,800,000  
Cap Rate:  
10.15%

Year Built:  
1984  
\*Actual Income:  
\$481,000  
Operating Exp.:  
Approx. \$11.65/SF

\*Actual Expenses based on actual and proforma of new tenant occupy

- Well Located Building off I-25
- Very competitive price (\$146/SF)
- Great Views of Pike's Peak
- Updated Common Areas
- Strong Tenant Mix - 100% Occupied
  - o Higginbotham Associates (full floor user)
  - o RowCal (full floor user)
  - o TMS of Southern Colorado
  - o USA Ultimate

**SCAN FOR  
MORE INFO**



**Ted T. Link**

O: 719.442.6500  
C: 719.337.0066

Ted@CascadeCommercial.net



**Mike Carroll**

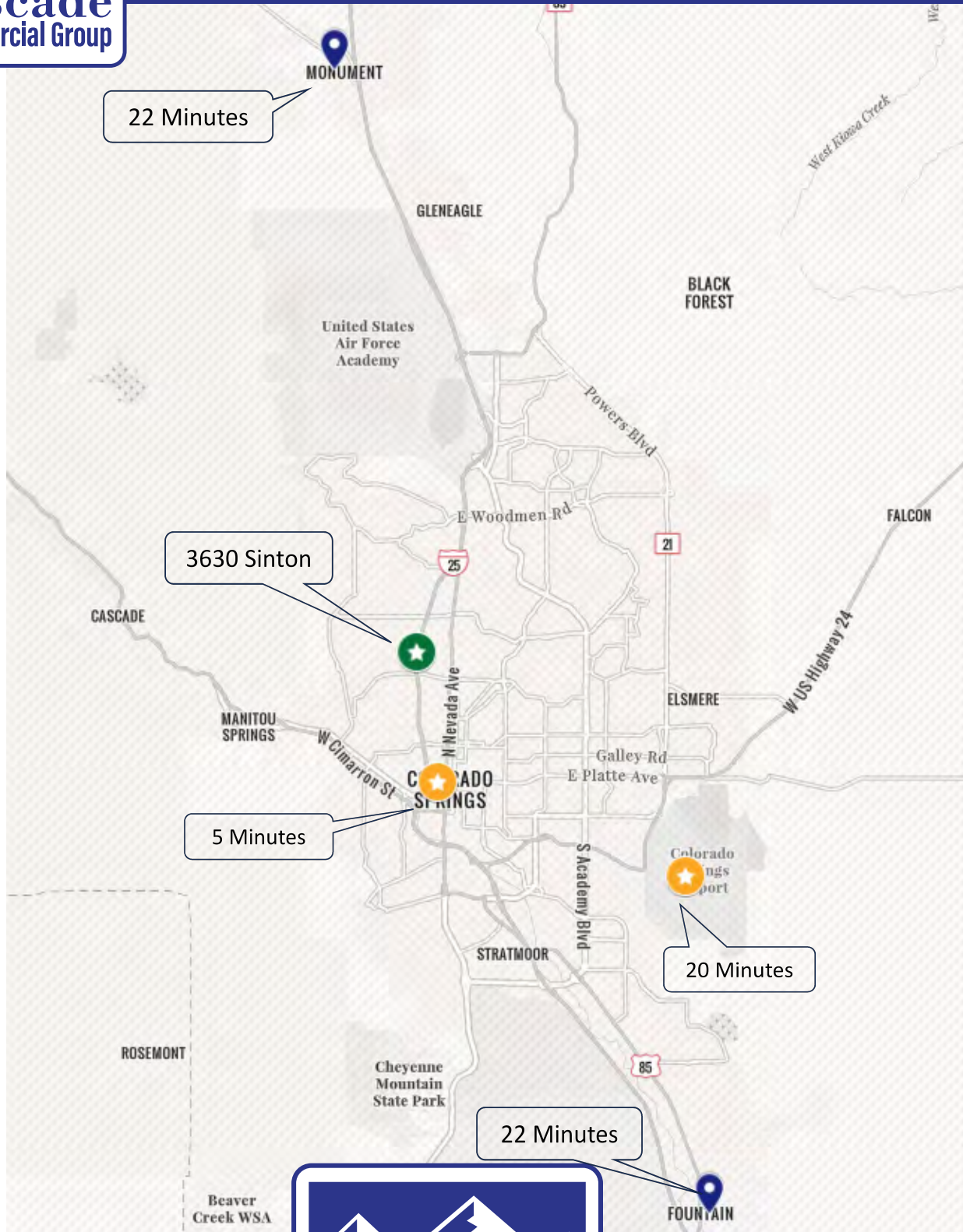
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625 N. Cascade Ave. #120 Colorado Springs, CO 80903

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