

# Sunbird Office Park for Lease

4830 RUSINA ROAD, COLORADO SPRINGS, CO 80907



## Overview

Sunbird Office Park is ideally located adjacent to the busy I-25 and Garden of the Gods interchange. Imagine your business signage being viewed by thousands of daily motorists traveling the I-25 corridor and Garden of the Gods Road. Moreover, your clients will be immediately impressed by the new landscaping, including flowers, benches, and fountain rock. Please call for more information.

## Available Units

Unit:	Size:	Price:
B	1,592 SF	\$12.00 - \$15.00 PSF (NNN)

## Property Details



**Lease Rate**  
\$12.00 - \$15.00  
PSF (NNN)



**Space Available**  
1,592 SF



**NNNs**  
+/- \$7.74 PSF



**Zoning**  
PBC

Rev: April 11, 2023



### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

### Chris Myers

C: 719.650.4627  
O: 719.630.2277  
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### Guy Cox

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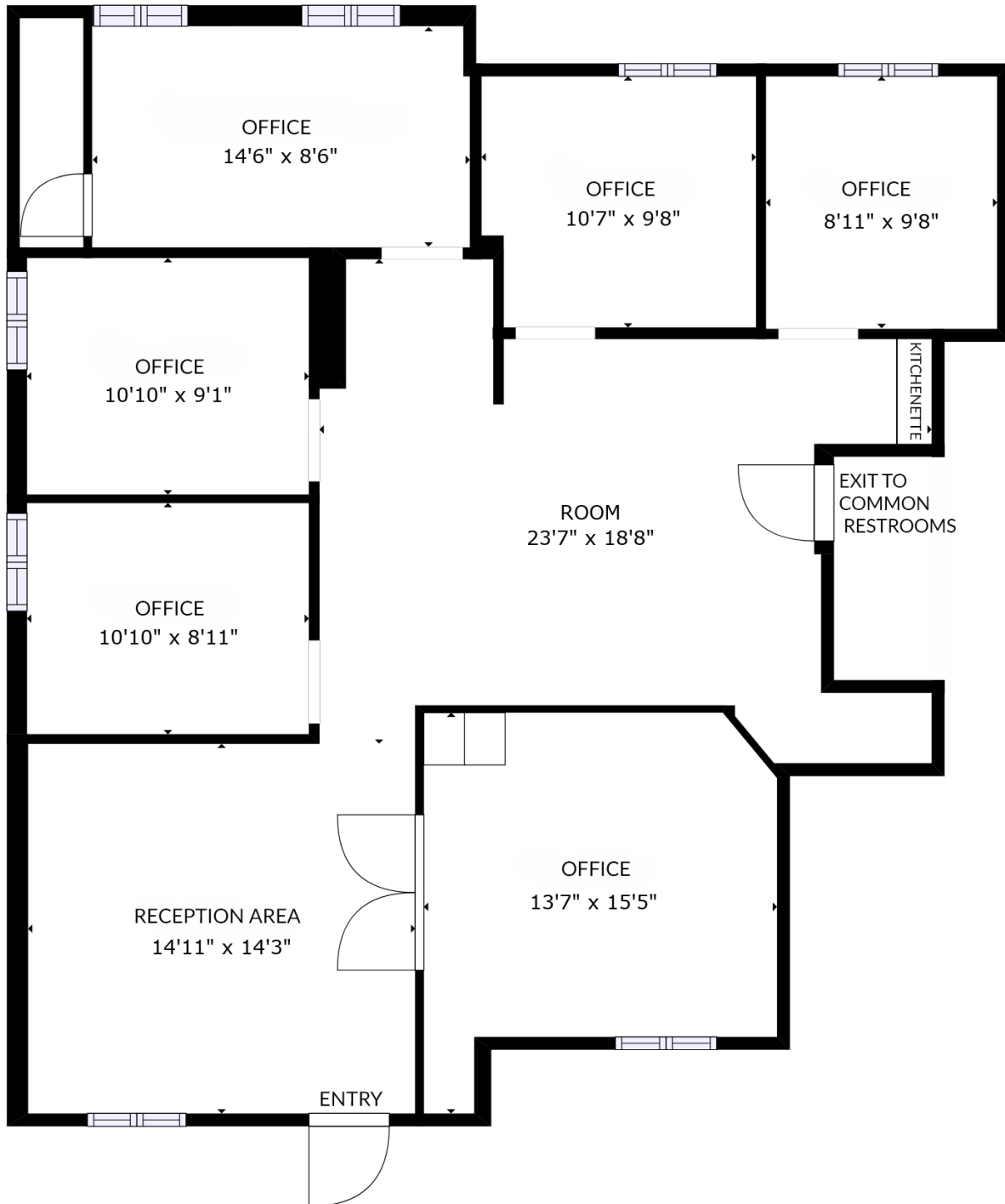
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4820 Rusina Rd, Colorado Springs, Colorado, 80907

## DEMOGRAPHICS



70,909  
Population



Median Age



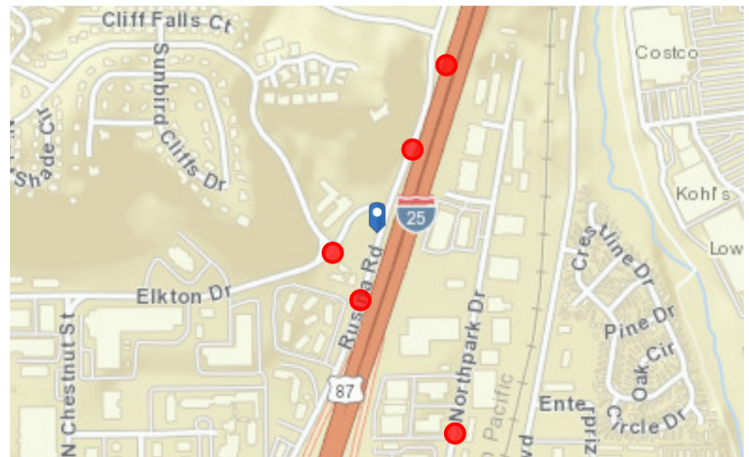
Average  
Household Size



\$63,130  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
Point of the Pines Dr	2,100	0.1
Elkton Dr	4,000	0.1
Elkton Dr	2,500	0.1
Mark Dabling Blvd	124,000	0.2
W Garden of the Gods Rd	6,700	0.3

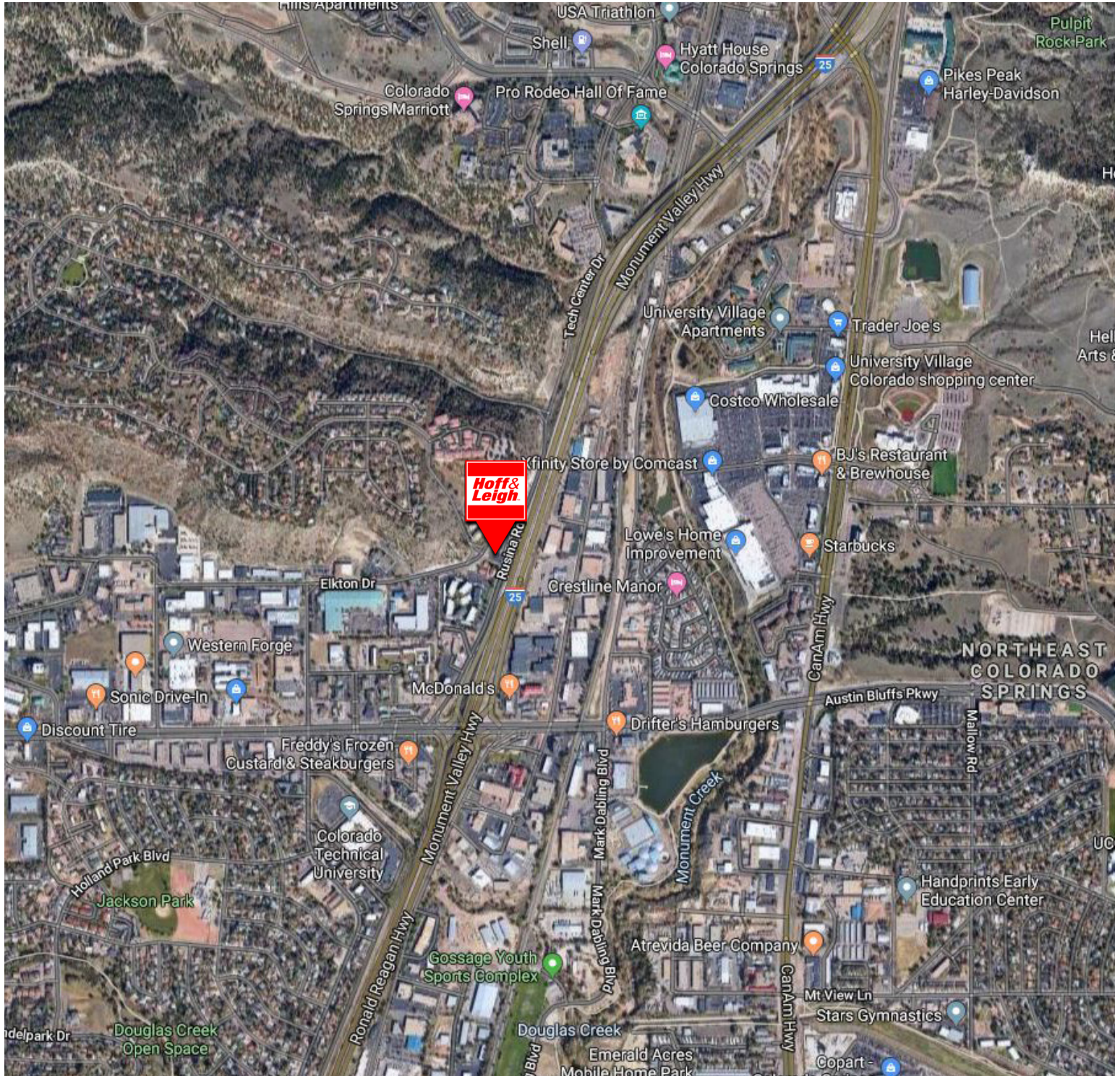


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