

# Office Spaces For Lease

3720 SINTON ROAD, COLORADO SPRINGS, COLORADO 80907



## Overview

Now available—two professional office suites in a clean, well-located building just off Garden of the Gods Road and I-25. Ideal for therapists, accountants, or other professional users seeking a quiet, functional space.

### Suite 203 | 989 SF | \$1,662/Month Gross

- Includes a reception/waiting area and 5 private offices. Efficient layout for a growing team or multi-practitioner setup.

### Suite 205 | 765 SF | \$1,205/Month Gross

- Features a reception/waiting area and 3 private offices. Great fit for solo professionals or small businesses.

Contact Guy Cox or Holly Trinidad to schedule a tour today and secure your new office space in one of Colorado Springs' most accessible business corridors.

Unit:	Size:	Lease Rate:
203	989 SF	\$20.17 SF/YR (Gross)
205	765 SF	\$18.90 SF/YR (Gross)

## Property Details



**Lease Rate**  
\$18.90 - \$20.17  
SF/YR (Gross)



**Space Available**  
765 - 989 SF



**Zoning**  
LI CU



**Lot Size**  
1.11 Acres



**Building Size**  
20,864 SF

Rev: January 6, 2026



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## 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.



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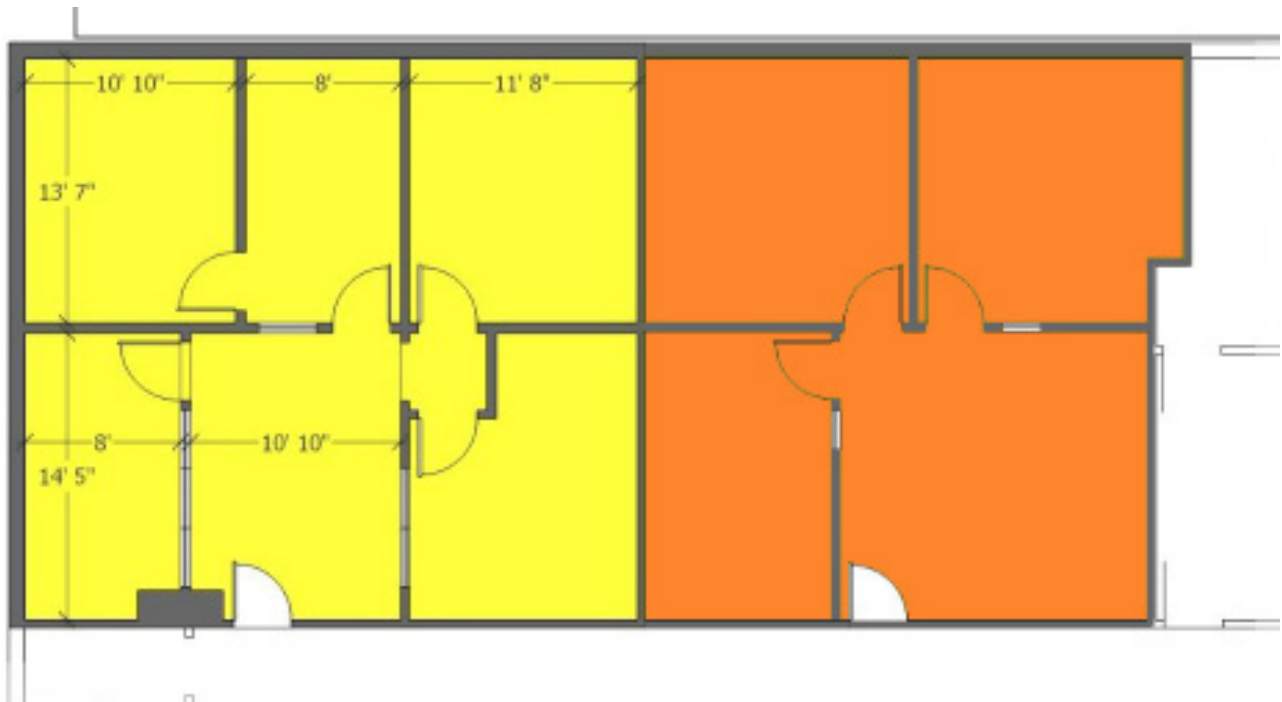
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**Suite 203**

**Suite 205**



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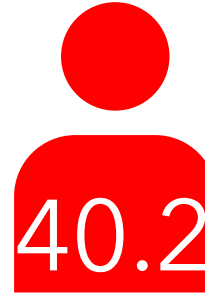
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3720 Sinton Rd, Colorado Springs, Colorado, 80907

## DEMOGRAPHICS



73,451  
Population



40.2  
Median Age



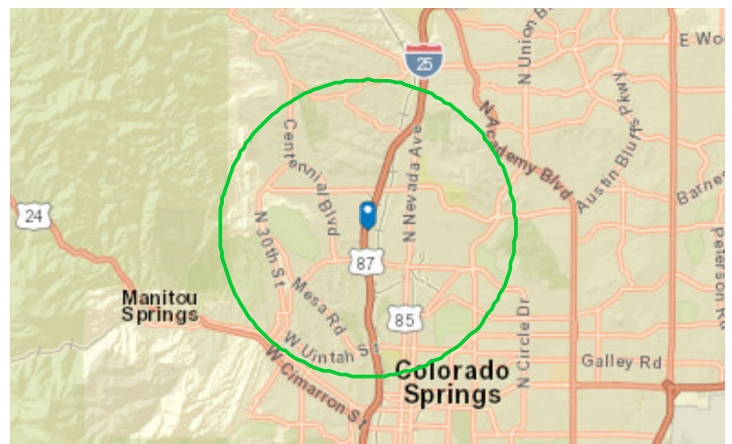
2.1  
Average  
Household Size



\$78,027  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
W Garden of the Gods Rd	149,000	0.1
Edwinstowe Ave	5,139	0.1
Darby St	5,400	0.3
W Fillmore St	128,000	0.4
Armory St	7,100	0.5



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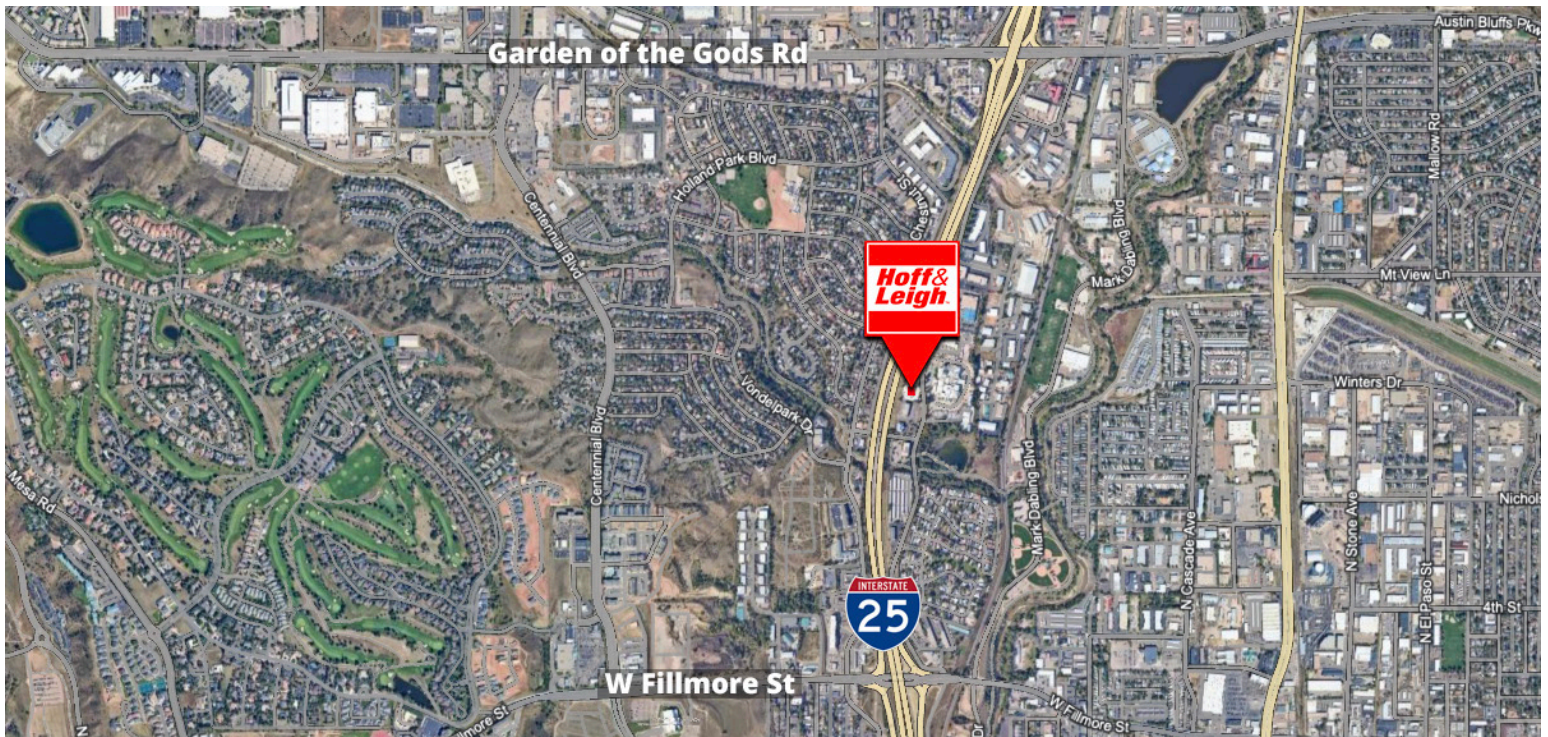
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