

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



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.



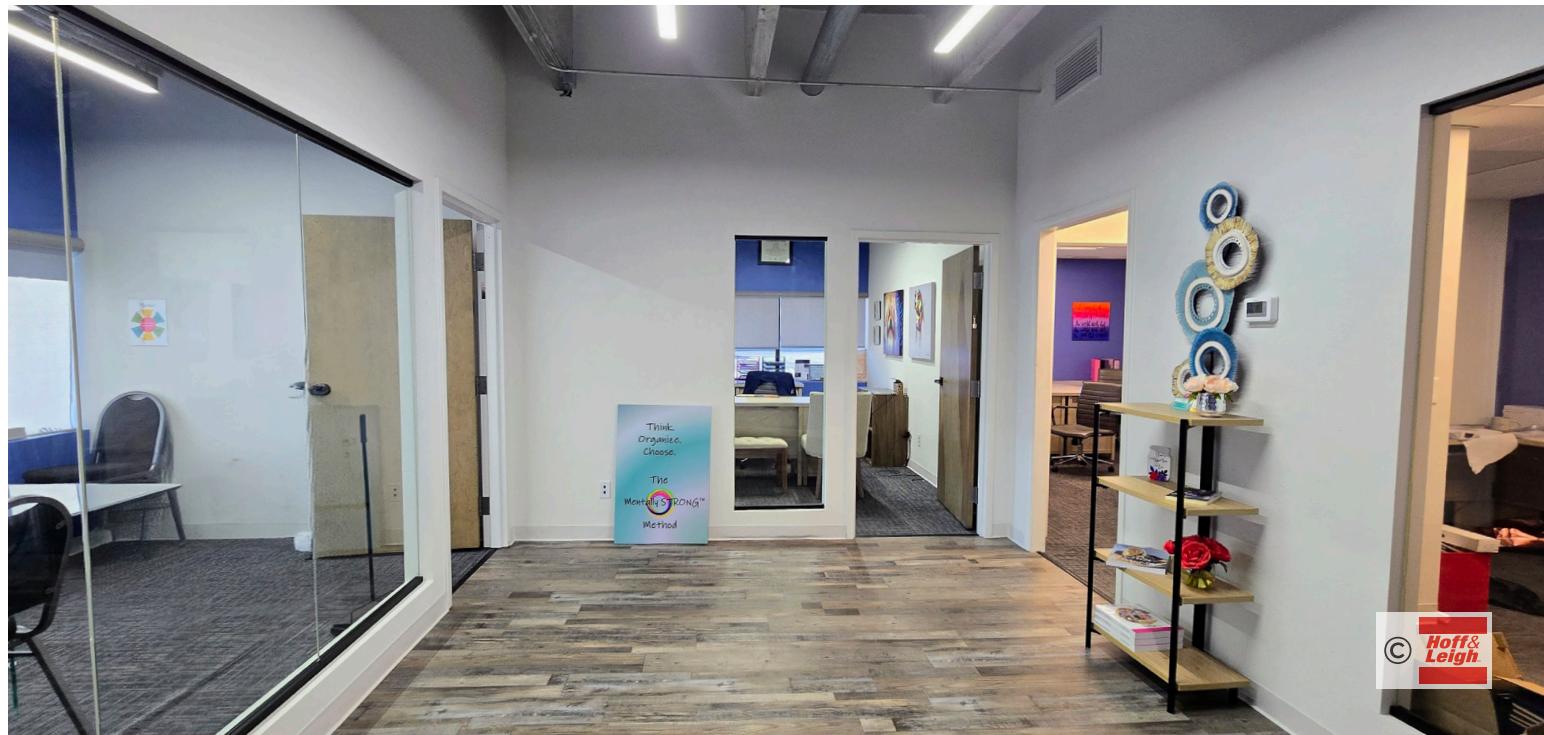
Guy Cox
C: 719.357.7494
O: 719.630.2277
GCox@HoffLeigh.com

Holly Trinidad
C: 719.337.0999
O: 719.630.2277
Holly@HoffLeigh.com



Office Spaces For Lease

3720 SINTON ROAD, COLORADO SPRINGS, COLORADO 80907



Rev: January 6, 2026

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.



Guy Cox

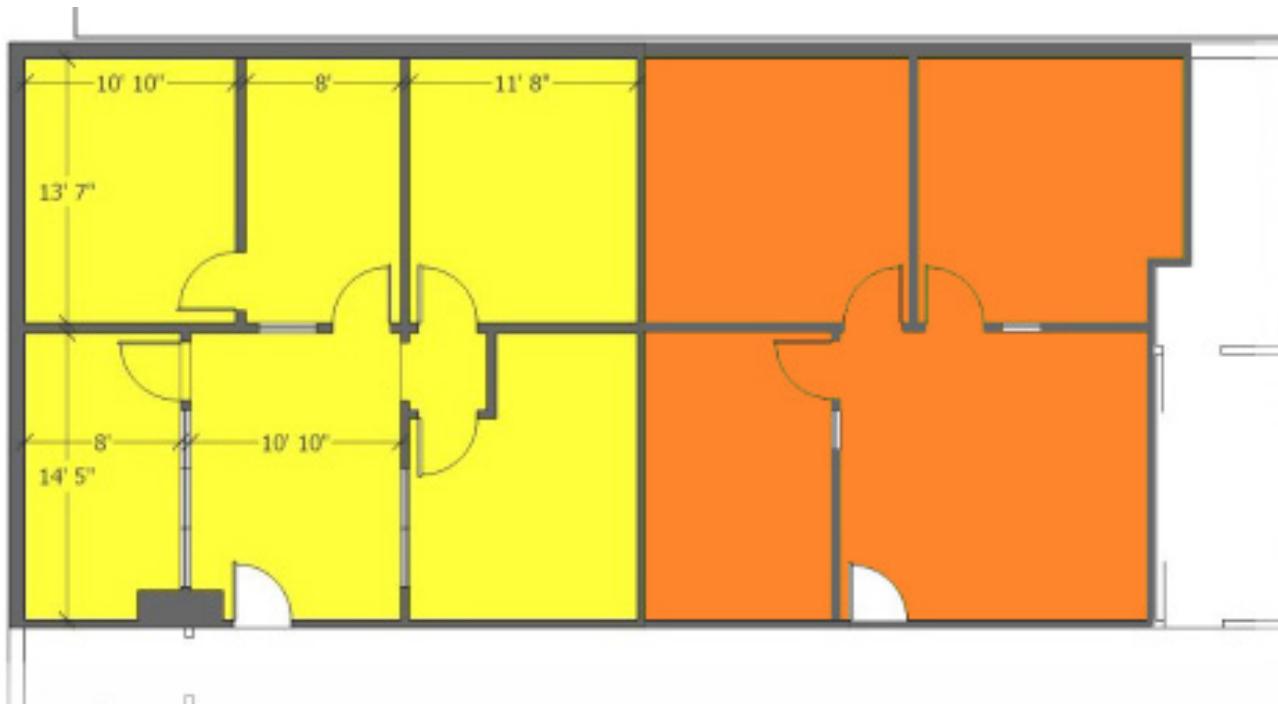
C: 719.357.7494
O: 719.630.2277
GCox@HoffLeigh.com

Holly Trinidad

C: 719.337.0999
O: 719.630.2277
Holly@HoffLeigh.com

Suite 203

Suite 205



Rev: January 6, 2026



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. Prospective tenant should carefully verify each item of information contained herein.



Guy Cox
C: 719.357.7494
O: 719.630.2277
GCox@HoffLeigh.com

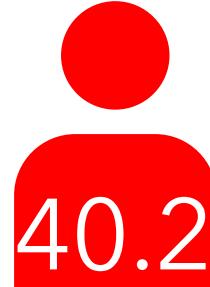
Holly Trinidad
C: 719.337.0999
O: 719.630.2277
Holly@HoffLeigh.com

3720 Sinton Rd, Colorado Springs, Colorado, 80907

DEMOGRAPHICS



73,451
Population



40.2
Median Age



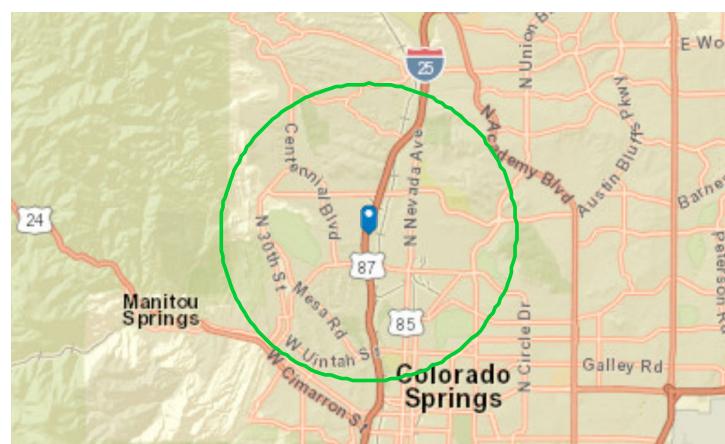
Average
Household Size



\$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



Rev: January 6, 2026



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.



Guy Cox

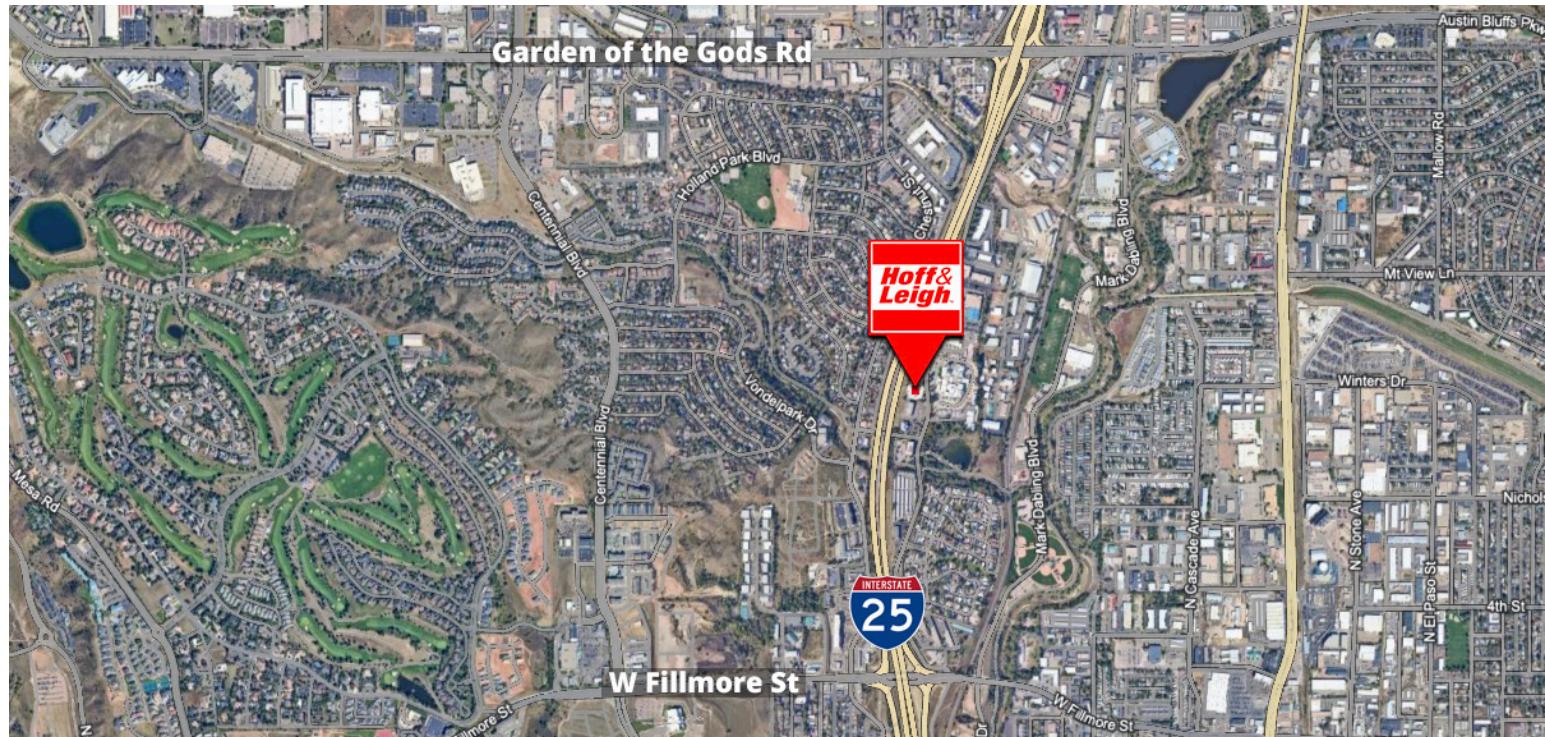
C: 719.357.7494
O: 719.630.2277
GCox@HoffLeigh.com

Holly Trinidad

C: 719.337.0999
O: 719.630.2277
Holly@HoffLeigh.com

Office Spaces For Lease

3720 SINTON ROAD, COLORADO SPRINGS, COLORADO 80907



Rev: January 6, 2026

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. Prospective tenant should carefully verify each item of information contained herein.



Guy Cox

C: 719.357.7494
O: 719.630.2277
GCox@HoffLeigh.com

Holly Trinidad

C: 719.337.0999
O: 719.630.2277
Holly@HoffLeigh.com