



FOR LEASE

3470 S Sherman Street - Office Space For Lease

3470 S Sherman St | Englewood, CO 80113



PROPERTY BROCHURE

CONTACT:

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3470 S SHERMAN ST

OFFERING SUMMARY

Available SF:	144 SF
Lease Rate:	\$700/month
Lot Size:	0.29 Acres
Building Size:	4,963 SF
Building Class:	C
Year Built:	1979
Zoning:	M-U-B1 (Englewood)
Market:	Hampden Office
Sub Market:	Englewood

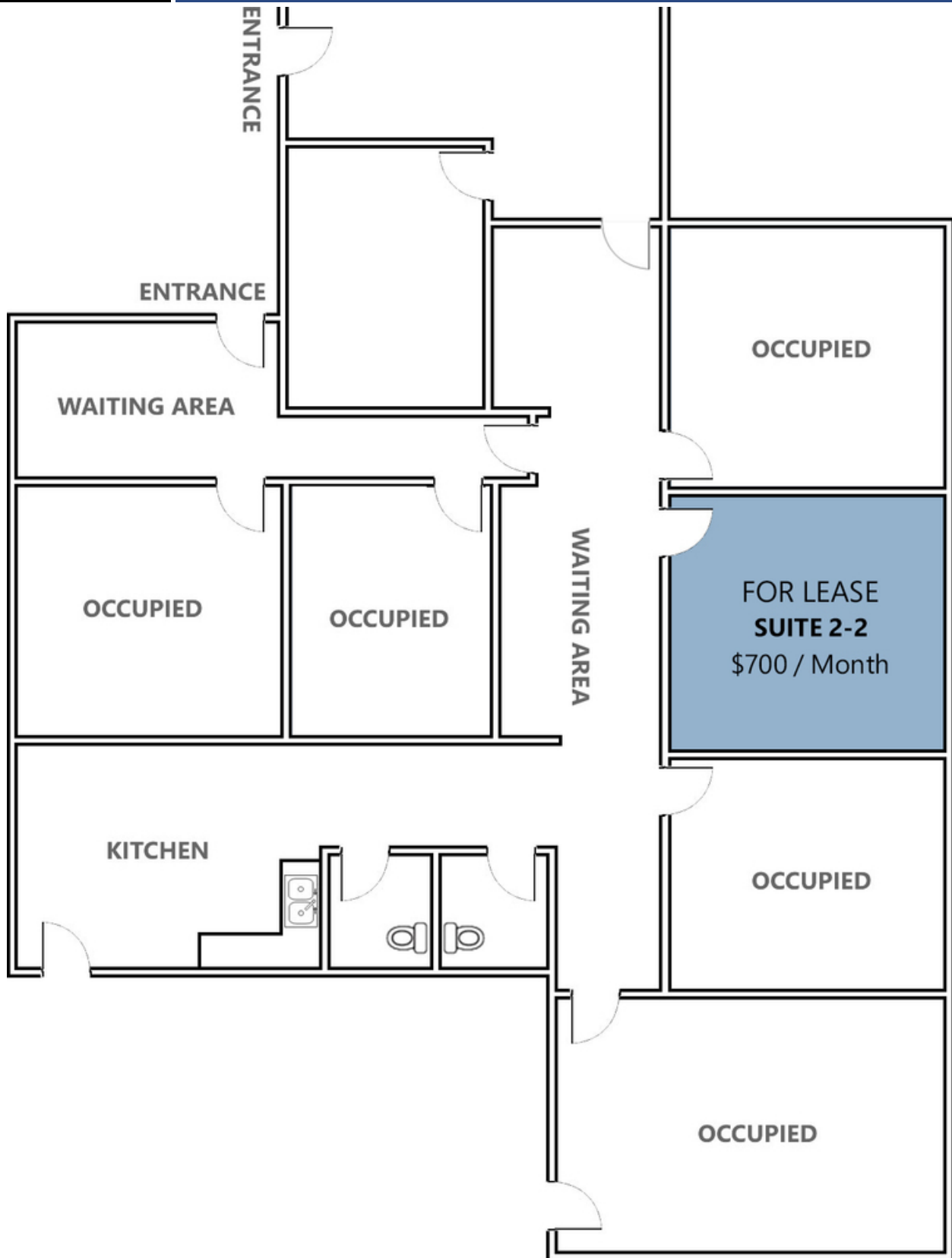
PROPERTY OVERVIEW

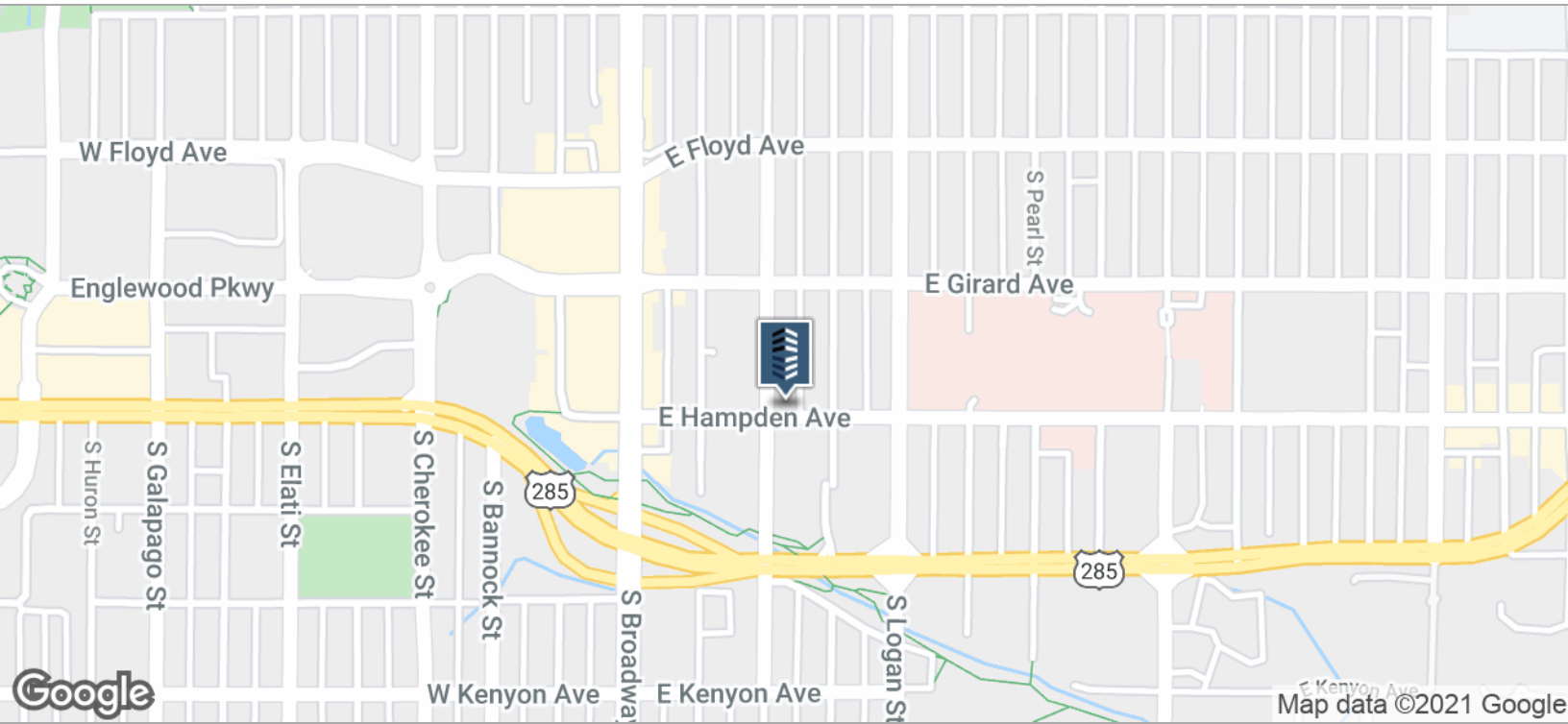
3470 S Sherman is a multi-tenant office and medical building located at the intersection of Sherman Street and Old Hampden Avenue in Englewood, Colorado. The property is well located just 2 blocks from Swedish & Craig Hospitals and is easily accessible from Hampden Avenue, Broadway, and Santa Fe Drive. The available space is a private, single room office that features direct access from the parking lot and access to shared amenities with other tenants. The suite would make a great location for either administrative office tenants or healthcare/medical related office users seeking office space in a great location.

PROPERTY HIGHLIGHTS

- Direct Access to Suites from Parking Lot
- Suite 2: Private Single Room Office in Co-Working Space, common area amenities include: client/patient waiting area, Internet/ WiFi, kitchen, door signage, and parking
- Great Location in Englewood at Broadway & Hampden Avenue







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