



3470 S SHERMAN ST, ENGLEWOOD, CO 80113

OFFERING SUMMARY

Available SF:	121 - 144 SF
Lease Rate:	\$650 - 700 per month (Gross)
Lot Size:	0.29 Acres
Building Size:	4,963 SF
Year Built:	1979
Zoning:	M-U-B1 (Englewood)
Market:	Hampden Office
Sub Market:	Englewood
County:	Arapahoe

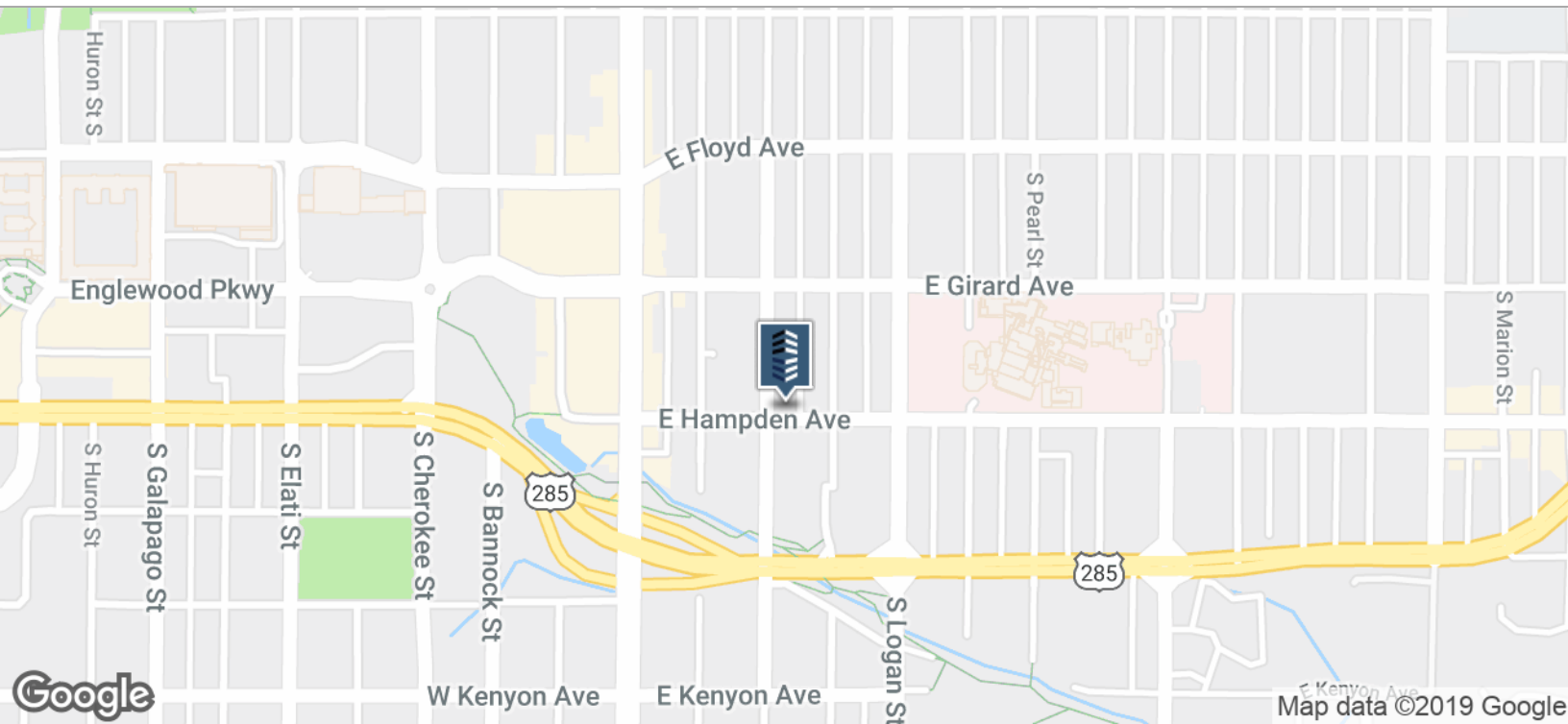
PROPERTY OVERVIEW

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 available spaces include two private offices both with access to shared amenities with other healthcare providers. The property is well located just 2 blocks from Swedish/Craig and is easily accessible from Hampden Avenue, Broadway, and Santa Fe Drive. This suite would make a great location for either a medical office user seeking a single office in a great location.

PROPERTY HIGHLIGHTS

- Two Private Offices in Healthcare Co-Working Space Available, can be leased separately or together
- Common area amenities include: entrance with receptionist, waiting area, Internet/ WiFi, kitchen, door signage, and patient parking
- Co-Tenancy and Networking with Other Healthcare Professionals
- Great Location near Broadway & Hampden
- Walking Distance to Swedish Medical Center & Craig Hospital





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