



# 3550 South Inca Street

ENGLEWOOD, CO 80110

Retail, Office, Medical Building







## Property Highlights

- Centrally located with immediate access to Hwy. 85 and Hwy. 285
- Close proximity to E470 and I-25
- Unique standalone building off Hampden Avenue and Santa Fe Drive
- Modern construction to suit retail, office, or medical

## Property Profile

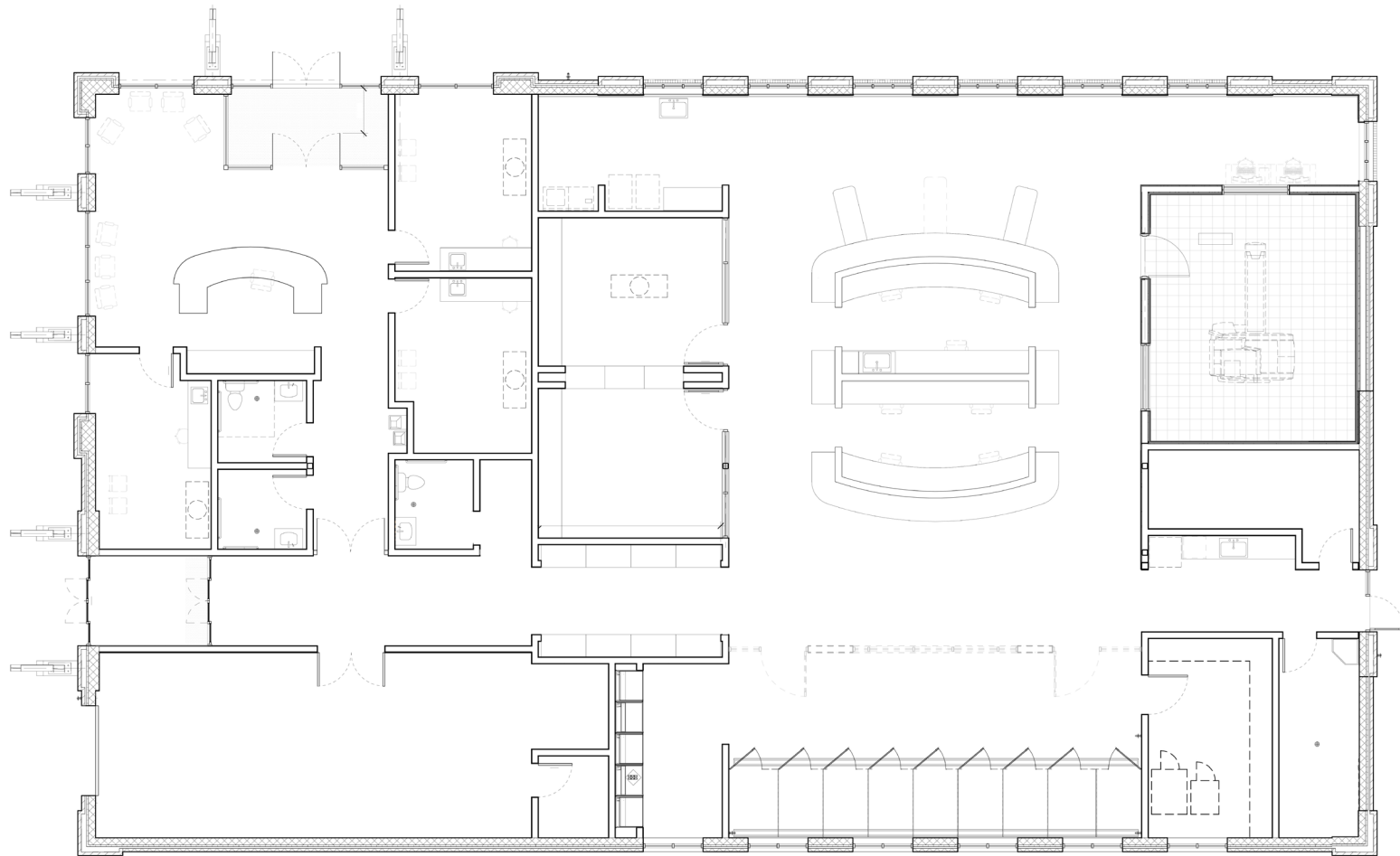
BUILDING SF	7,906 SF
AVAILABLE SF	7,906 SF
TOTAL LOT SIZE	0.66 AC
YEAR BUILT	2016
CLEAR HEIGHT	16'
LOADING	One (1) Drive-In Door (south facing)
POWER	600amps / 120-220v / 3p (TBV)
PARKING	20 Spaces
ZONING	I-1
PROPERTY TAXES	\$48,854.81 (Annually)





# Building Features

- Englewood Water & Sewer
- HVAC throughout
- Two (2) floor drains w/ own flush
- Gas and compressor lines
- Softened water
- Demand hot water & central vac system throughout
- Two (2) OR rooms w/ positive ventilation
- Zoned heating/cooling
- Three (3) restrooms
- Interior/Exterior surveillance cameras and alarm system
- Gated ingress/egress
- All doors are secured with automatic entry
- Nitrogen/Oxygen hookup bank
- Backup generator - 600amp







Reception/Entry



Spacious Rooms



Wide Doorways



Entry/Loading Dock







# Site Plan







Extensive Open Space Concept Throughout



Open Concept Layout



Natural Light Throughout



Kitchenette

The logo for Stream Realty, featuring a stylized blue wave above the word "STREAM" in a bold, blue, sans-serif font.

**Let's Connect**

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