



FOR LEASE: OFFICE - HEALTHCARE

**1,322 - 1,905 SF
SUITES**

AND

**SINGLE OFFICES
IN EXECUTIVE SUITE**

**\$21.00 SF/YR (MG)
LEASE RATE**



MEDICAL AND HEALTHCARE OFFICES AVAILABLE NEAR SWEDISH/CRAIG HOSPITALS

OFFERED BY:

BRIAN MCKERNAN

Senior Broker Associate

720.881.6337

bmckernan@uniqueprop.com

**3470 S Sherman Street
Englewood, CO 80113**

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available Suites:	1,322 - 1,905 SF
Suite Lease Rate:	\$21.00 SF/yr (MG)
Available Single Offices:	3
Single Office Rate:	\$775/month
Building Size:	4,963 SF
Zoning:	M-U-B1 (Englewood)
Market:	Hampden Office
Submarket:	Englewood

PROPERTY OVERVIEW

3470 S Sherman is a multi-tenant office and medical healthcare 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. This well maintained property features: street level suites with private entrances and private restrooms, upgraded interiors with modern design paint schemes and lighting, upgraded LVP & carpet flooring, and plenty of windows with lots of natural light. The available suites 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 Street Level Suites from Parking Lot
- Walking Distance to Swedish Medical Center & Craig Hospital
- Great Location within Amenity Rich South Broadway Submarket
- Medical and Healthcare Related Tenant Base
- Single Offices For Lease in Healthcare Executive Suite

Brian McKernan
Senior Broker Associate
720.881.6337
bmckernan@uniqueprop.com

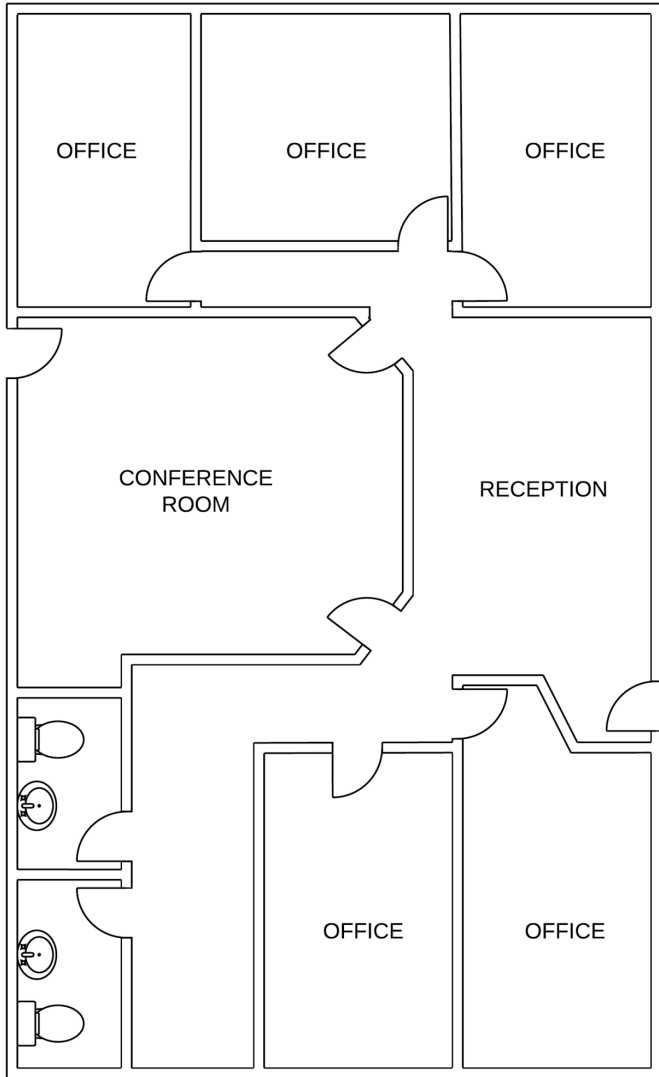


ADDITIONAL PHOTOS



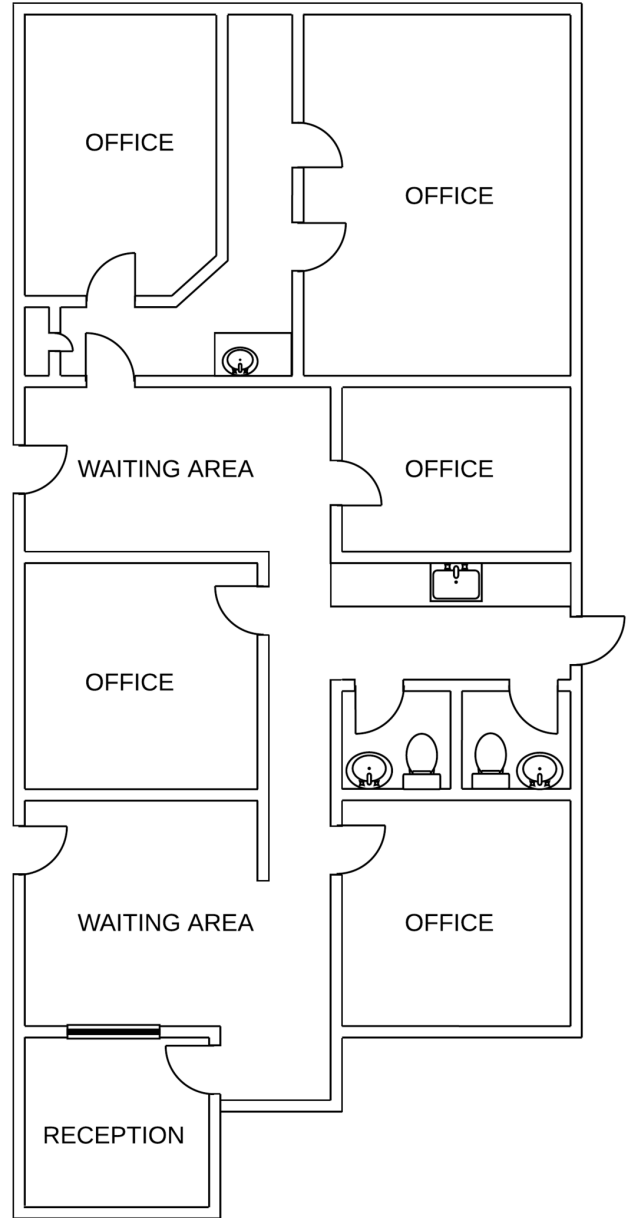
SUITE FLOOR PLANS

3470 S. Sherman Street
Englewood, CO 80013
Suite 1: 1,322 SF



Dimensions and Layout May Vary From Actual Build Out

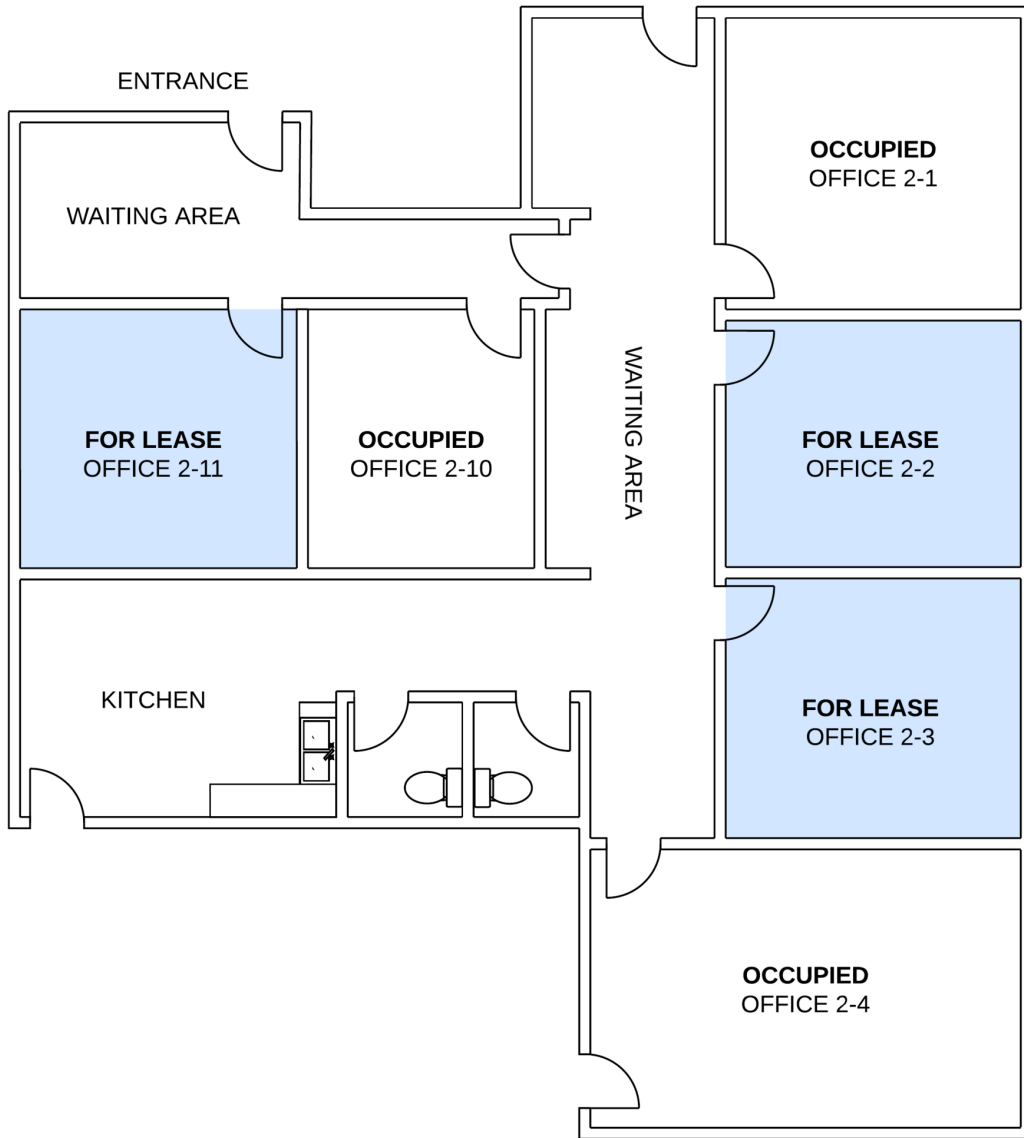
3470 S. Sherman Street
Englewood, CO 80013
Suite 3: 1,905 SF



Dimensions and Layout May Vary From Actual Build Out

EXECUTIVE SUITE SINGLE OFFICES

3470 S. Sherman Street
Englewood, CO 80013
Suite 2



Dimensions and Layout May Vary Actual Build Out

LOCATION MAP

