UNIQUE PROPERTIES

TCN WORLDWIDE REAL ESTATE SERVICES

FOR LEASE: OFFICE - HEALTHCARE

905 - 1,905 SF
SUITE

AND

SINGLE OFFICE
IN EXECUTIVE SUITE

$21.00 SF/YR (MG)
LEASE RATE

MEDICAL HEALTHCARE OFFICE BUILDING NEAR SWEDISH/CRAIG HOSPITALS

3470 S Sherman Street
Englewood, CO 80113

OFFERED BY:

BRIAN MCKERNAN
Senior Broker Associate
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OFFERING SUMMARY

Suite 3:	905 SF
Suite 4:	1,000 SF
Suite 3 & 4 Combined:	1,905 SF
Suites 3 & 4 Lease Rate:	$21.00 SF/yr (MG)
Available Single Offices:	1
Single Office Rate:	$775/month
Building Size:	4,267 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
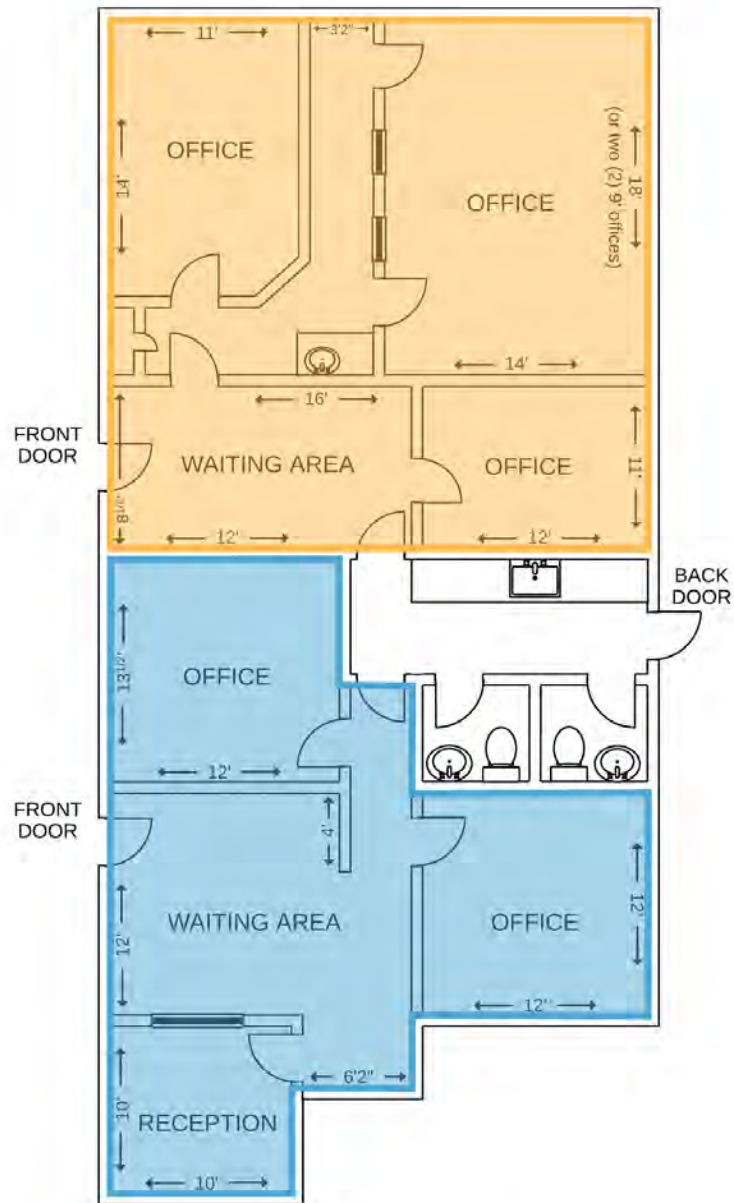720.881.6337
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Suite 4: 1,000 SF

OFFICE — 11' — 14'

OFFICE — 3'2" — 18' (or two (2) 9' offices)

OFFICE — 14' — 11'

WAITING AREA — 16' — 12'

OFFICE — 12'

FRONT DOOR

BACK DOOR

OFFICE — 13'1/2' — 12'

4'

FRONT DOOR

WAITING AREA — 12'

OFFICE — 12' — 12'

RECEPTION — 10' — 10'

6'2"

Suite 3: 905 SF

UNIQUE PROPERTIES

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3470 S. Sherman Street
Englewood, CO 80013
Suite 2

ENTRANCE

WAITING AREA

OCCUPIED
OFFICE 2-11

OCCUPIED
OFFICE 2-10

WAITING AREA

OCCUPIED
OFFICE 2-1

FOR LEASE
OFFICE 2-2

KITCHEN

OCCUPIED
OFFICE 2-3

OCCUPIED
OFFICE 2-4
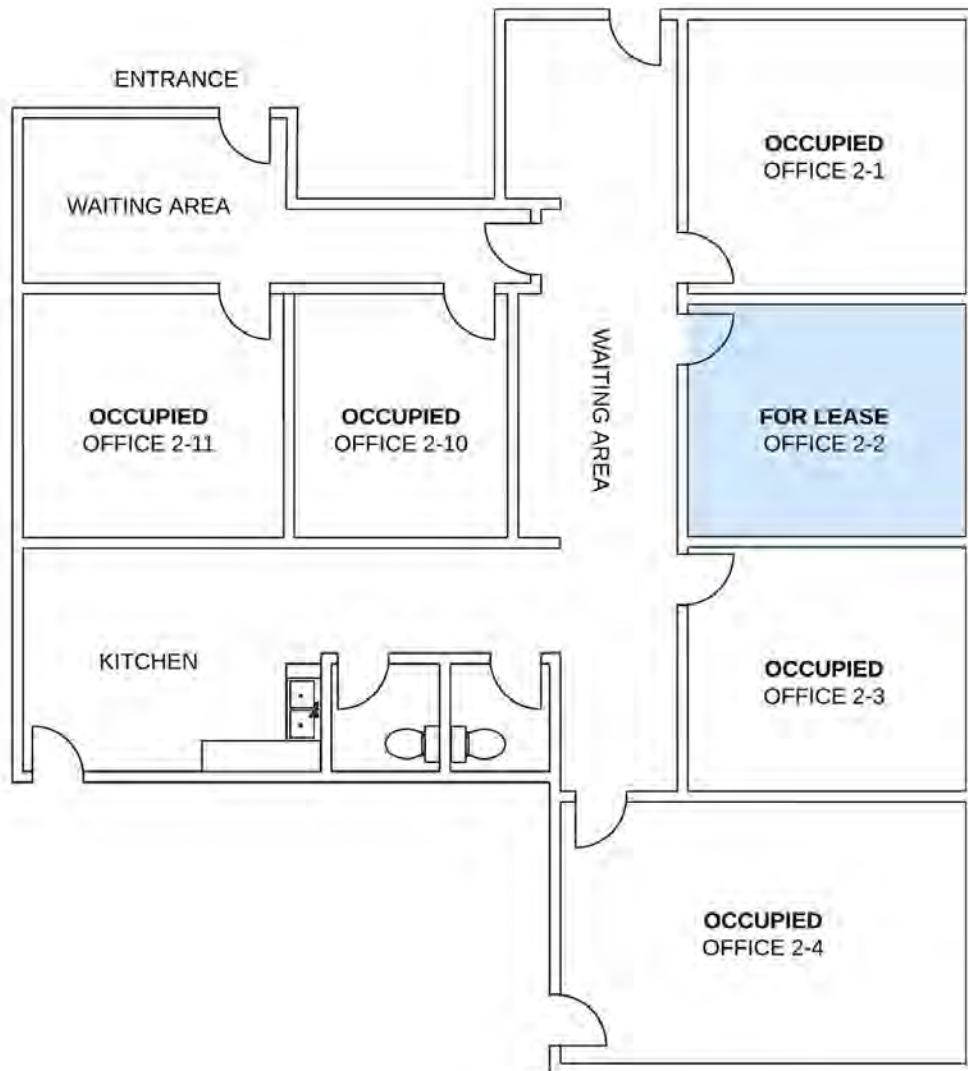
Dimensions and Layout May Vary Actual Build Out

3470 S Sherman Street