

# 2127 INNERBELT BUSINESS CENTER DRIVE



FOR SUBLEASE 4,814 - 32,216 RSF

Flexible Class "A" Value Opportunity



# PROPERTY HIGHLIGHTS

- Premier Interstate (I 170) Building Signage Available
- Secure Campus Environment
- Modern / Updated Design Elements and Interior Finish
- 2.53 Acre Site with 150 Surface Parking Spaces
- Building monument sign at front entry

# BUILDING SPECS

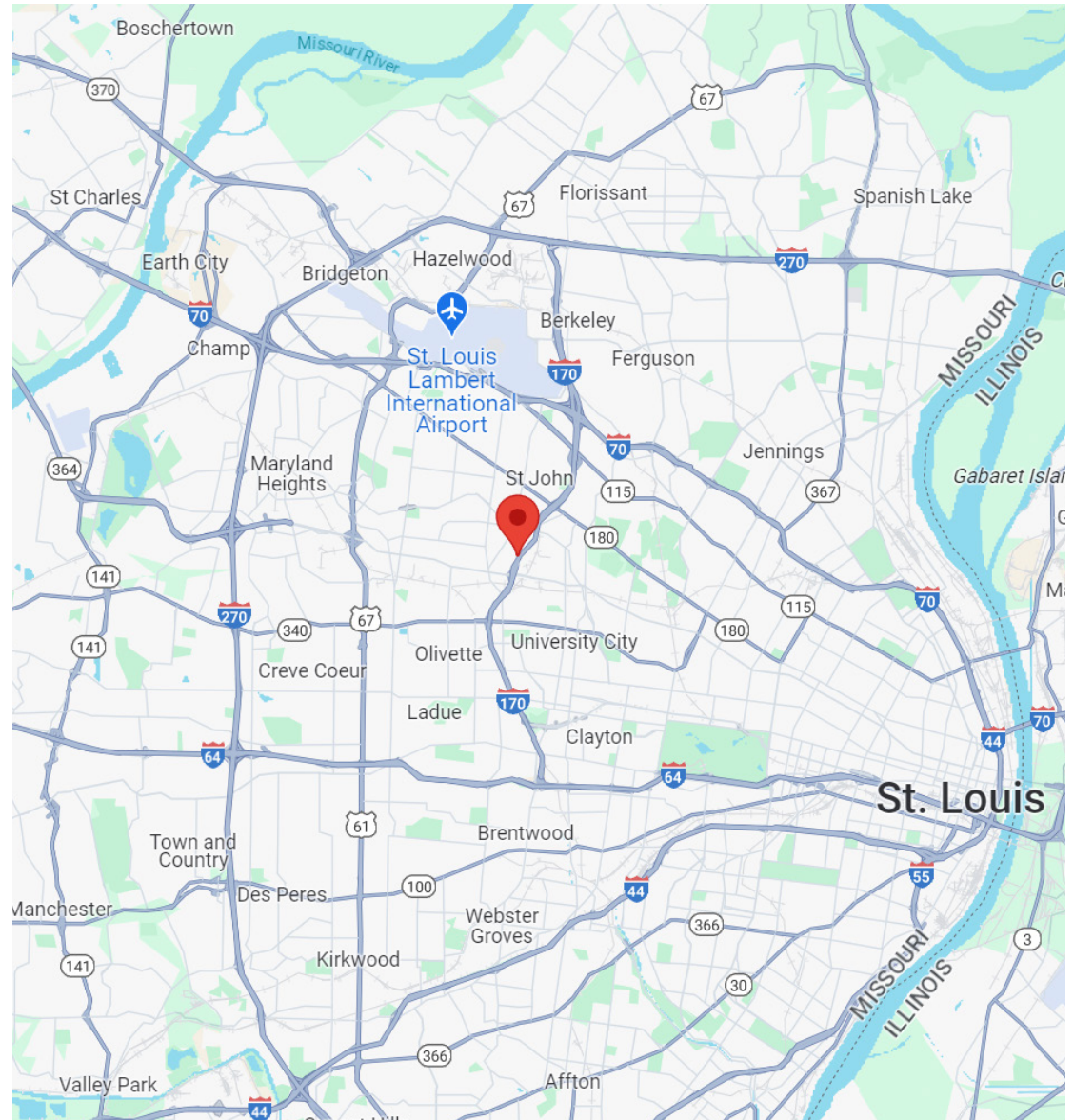
- 3 story building | 42,157 RSF
- Elevator: 3,500 lb. Otis Hydraulic
- Two (2) newer 70 ton Trane RTV VAV Distribution System (70 zones); JCI Energy Management
- Life Safety: Fully sprinklered with Siemens Fire Panel
- Power supply and distribution: 1200 AMP 480/277 V main with subpanels per
- Ceiling system and lighting: Combination of open and closed
- Telcom: TBD
- Security: Card access system with badge entry at parking gate and entry doors
- Available suites are newly finished in modern tech style with glass partitioning and multiple break rooms and community spaces



- 4 min to I-70
- 6 min to I-64
- 5 min International Airport
- 7 min to Clayton CBD

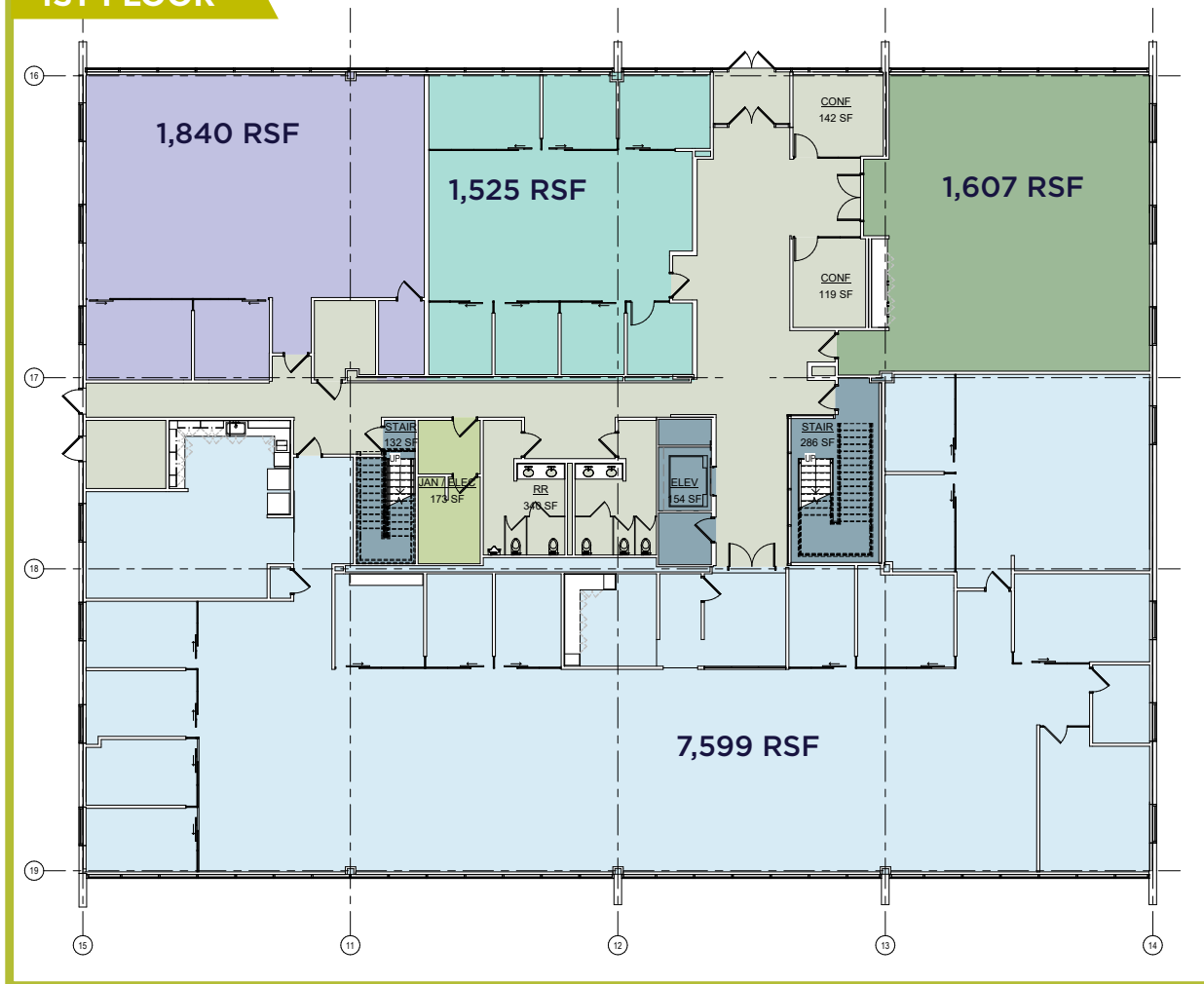
# OFFERING TERMS

**Occupancy:** Available Immediately



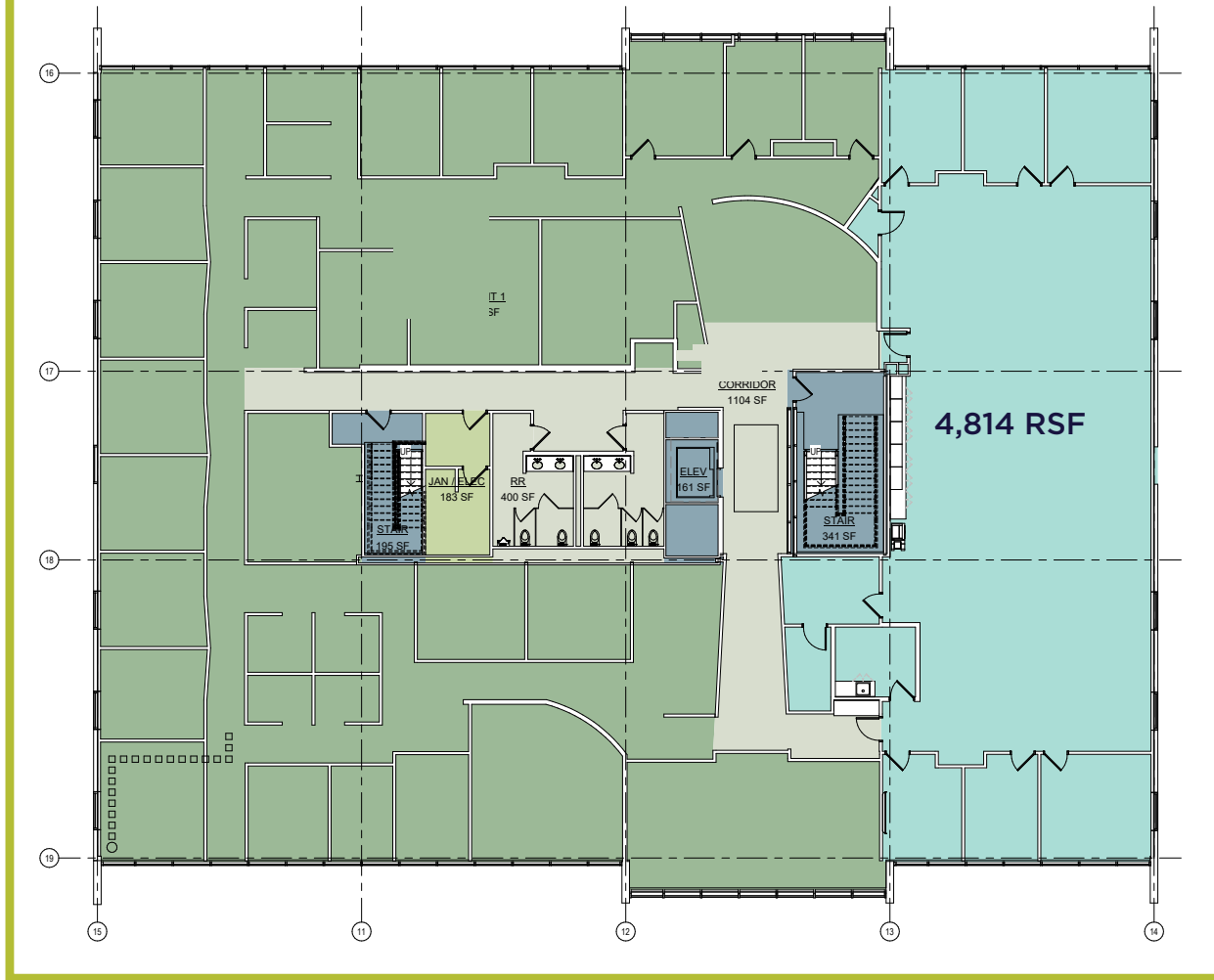
# FLOOR PLAN

## 1ST FLOOR



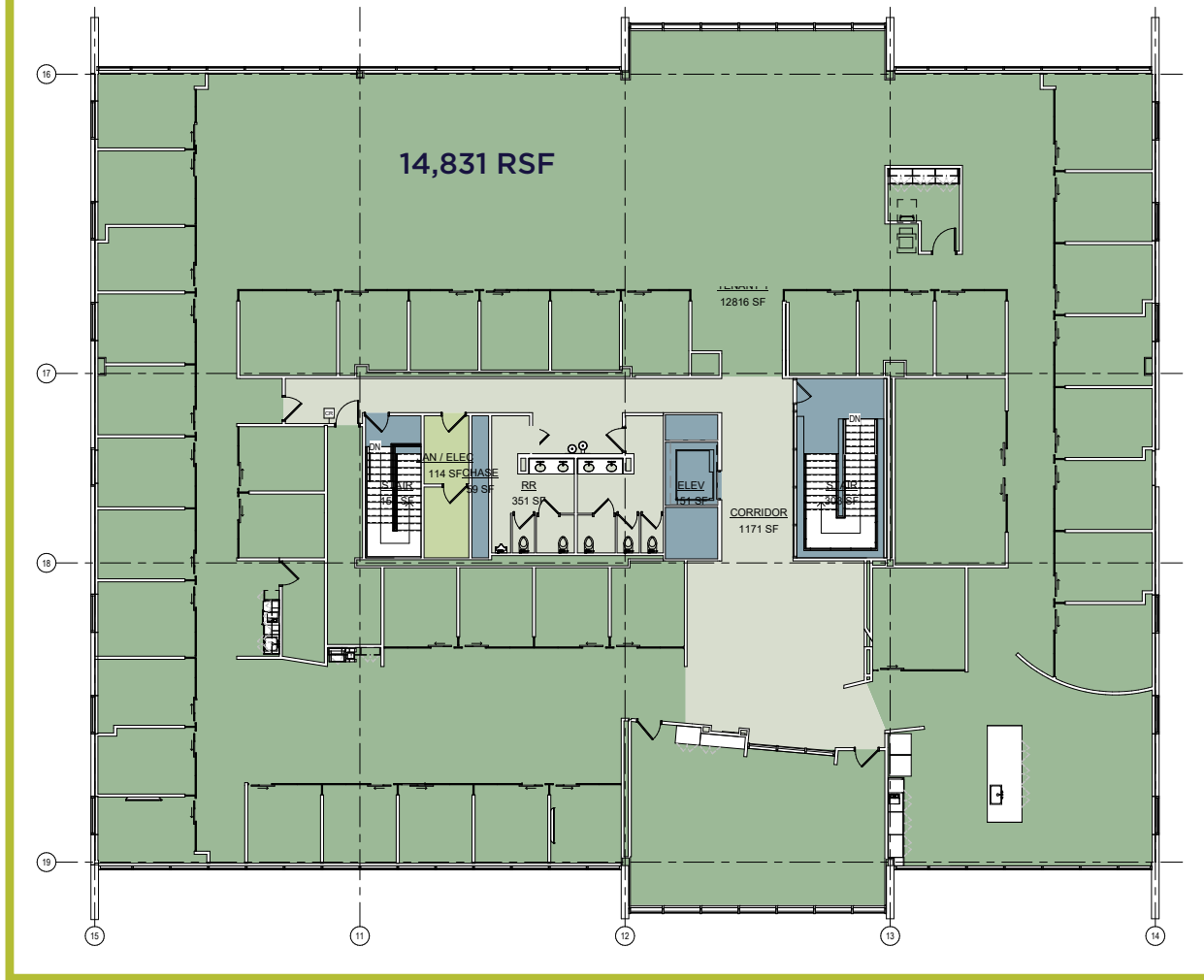
# FLOOR PLAN

## 2ND FLOOR



# FLOOR PLAN

## 3RD FLOOR





# PARKING PLAN







## CONTACT

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