

2127 INNERBELT BUSINESS CENTER DRIVE



FOR SUBLEASE 4,814 - 17,385 RSF

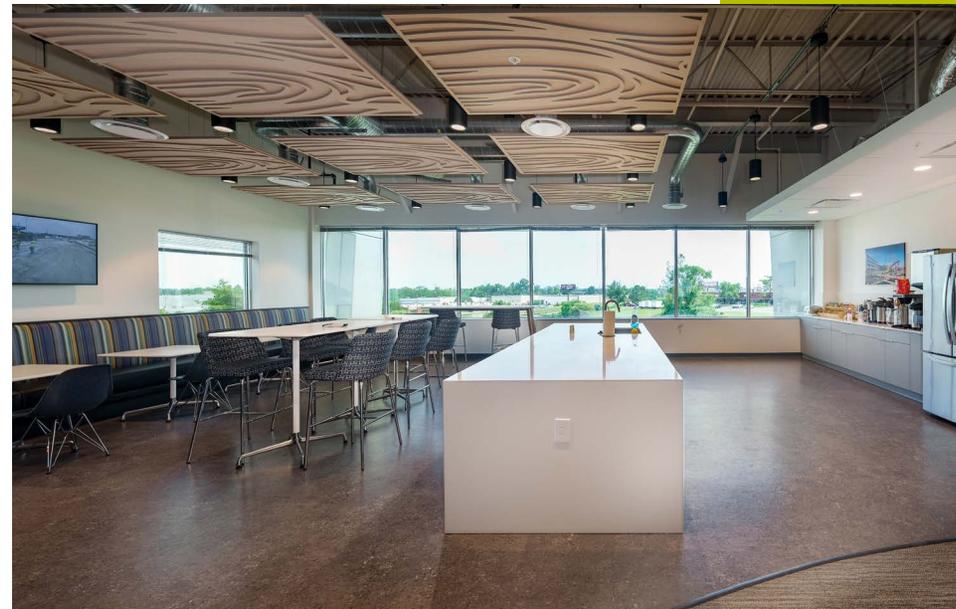
Flexible Class "A" Value Opportunity

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
- Telecom: 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



AERIAL MAP

High Visibility and Signage along I-70

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

OFFERING TERMS

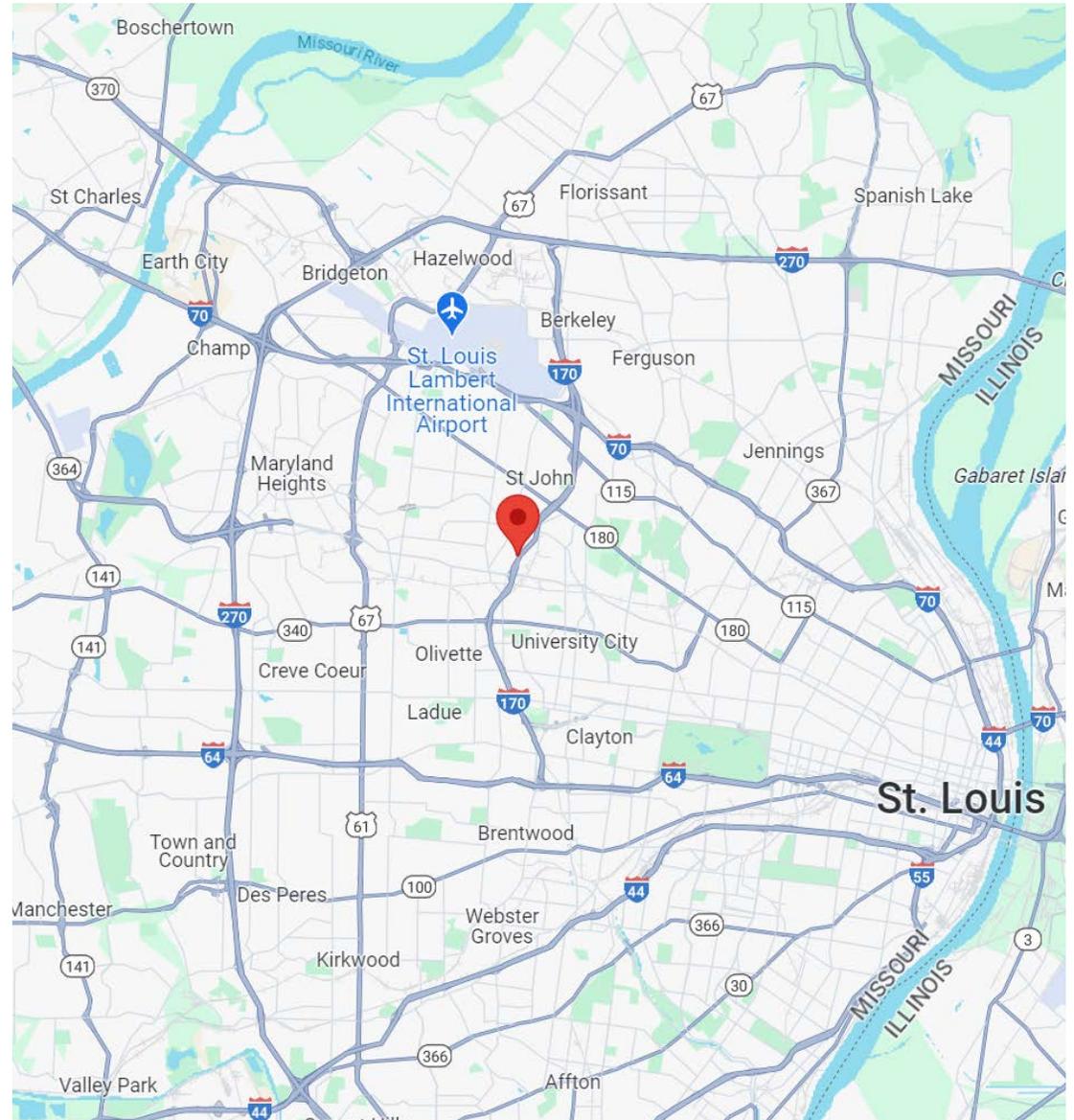
Sublease rate:

\$19.95/RSF, FSG

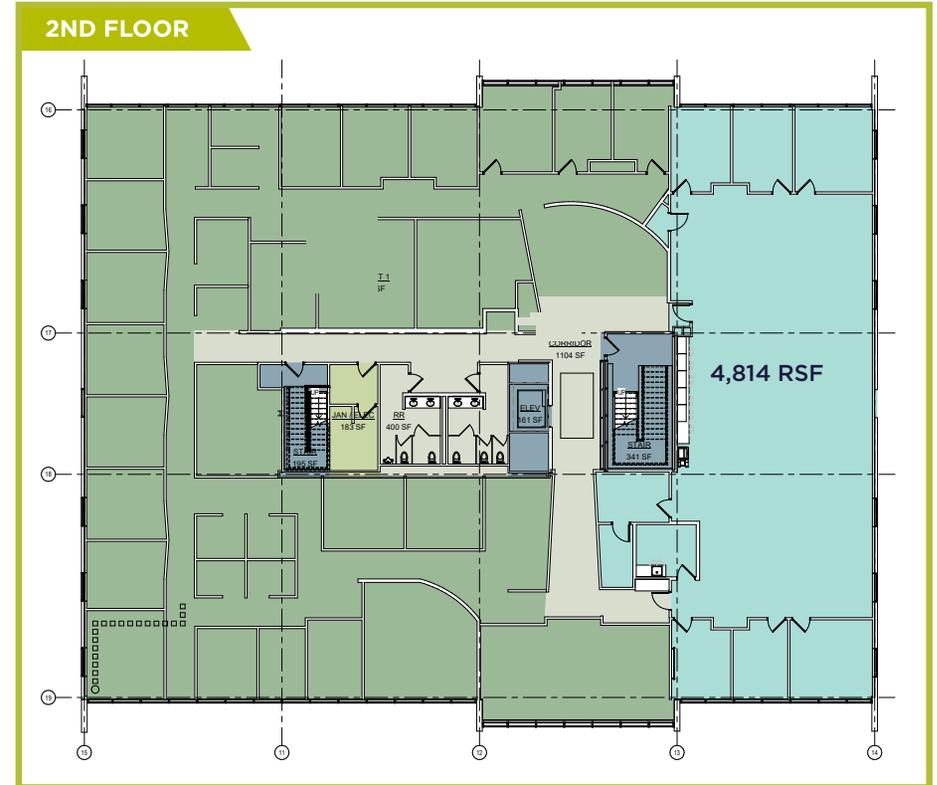
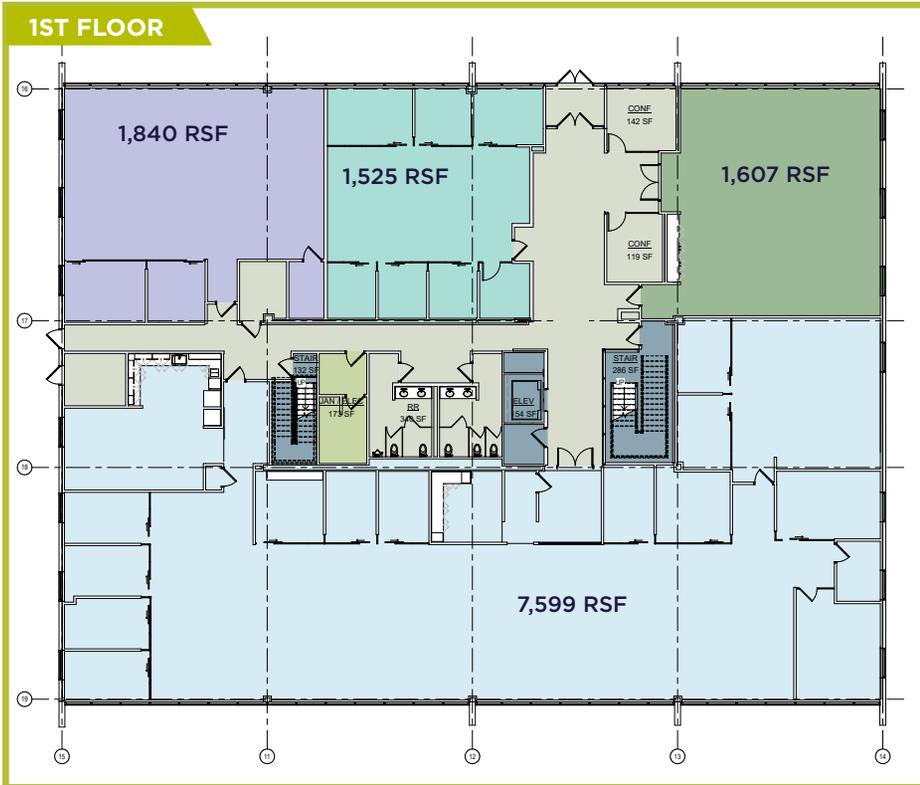
Primary Lease expiration date:

08/31/2036

Occupancy: Available Immediately



FLOOR PLANS



PARKING PLAN





CONTACT

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