

2127 INNERBELT BUSINESS CENTER DRIVE



FOR SUBLEASE 4,814 - 32,216 RSF

Flexible Class "A" Value Opportunity

PROPERTY HIGHLIGHTS

- Premier Interstate (I 170) Corporate Identification
- Secure Campus Environment
- Modern / Updated Design Elements and Interior Finish
- 2.53 Acre Site with 167 Surface Parking Spaces

AMENITIES

- Oversized Breakroom/Community Room
- Adjacent to 80K SF Expansion Building

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
- Security: Card access system with badge entry at parking gate and entry doors



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:

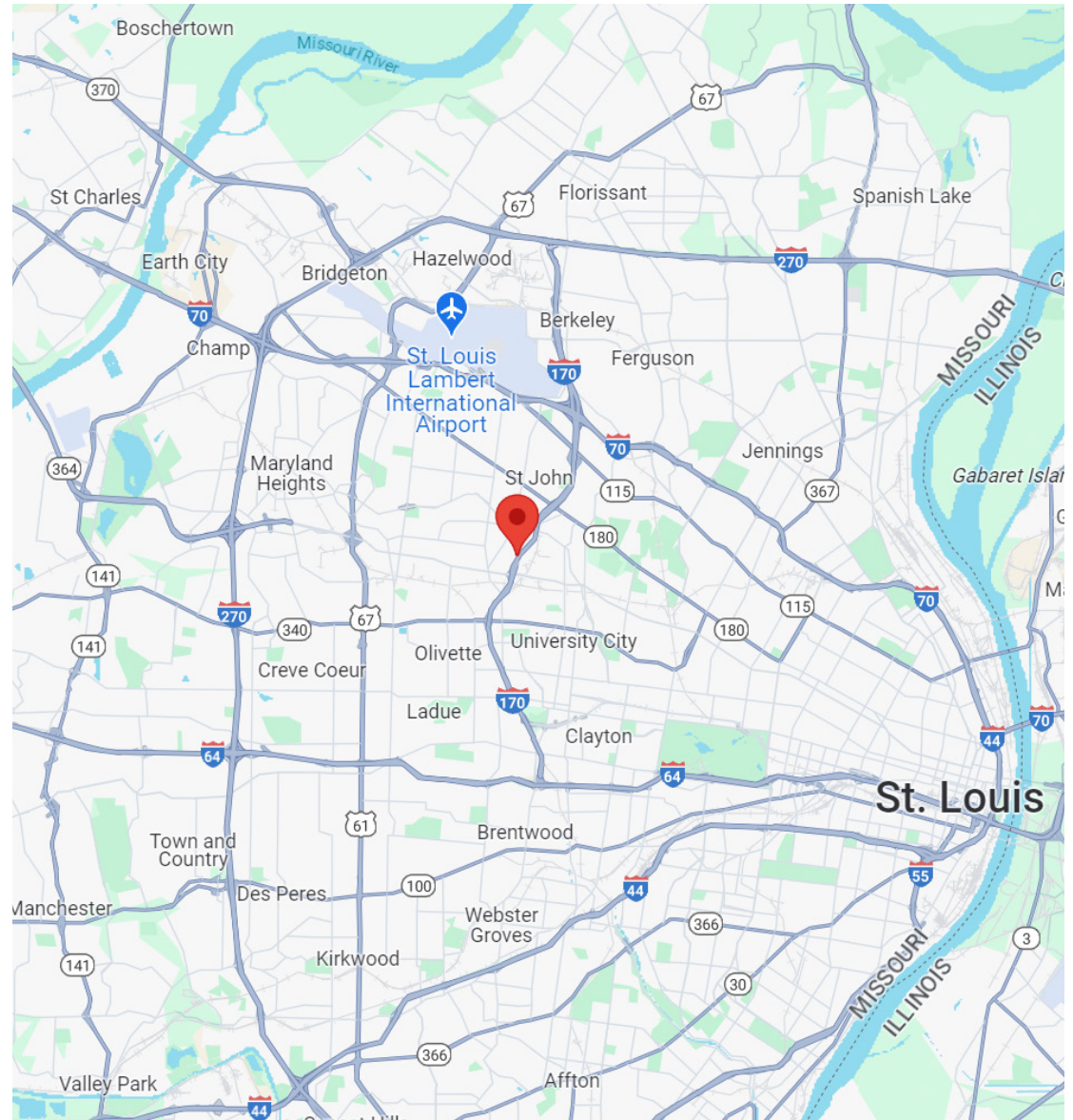
\$19.95/RSF, FSG

Primary Lease expiration date:

08/31/2036

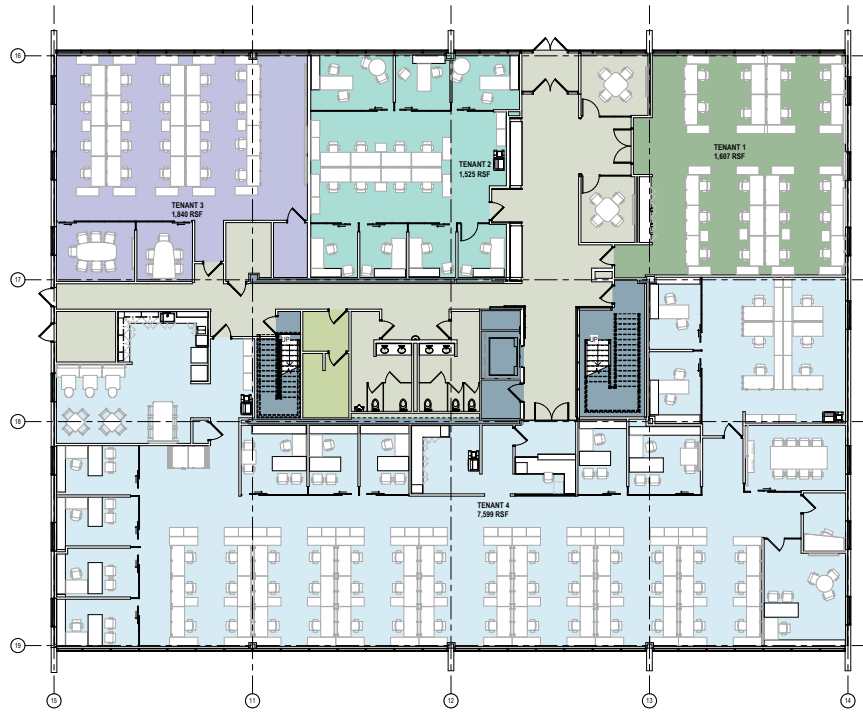
Available for occupancy as of:

10/01/2024



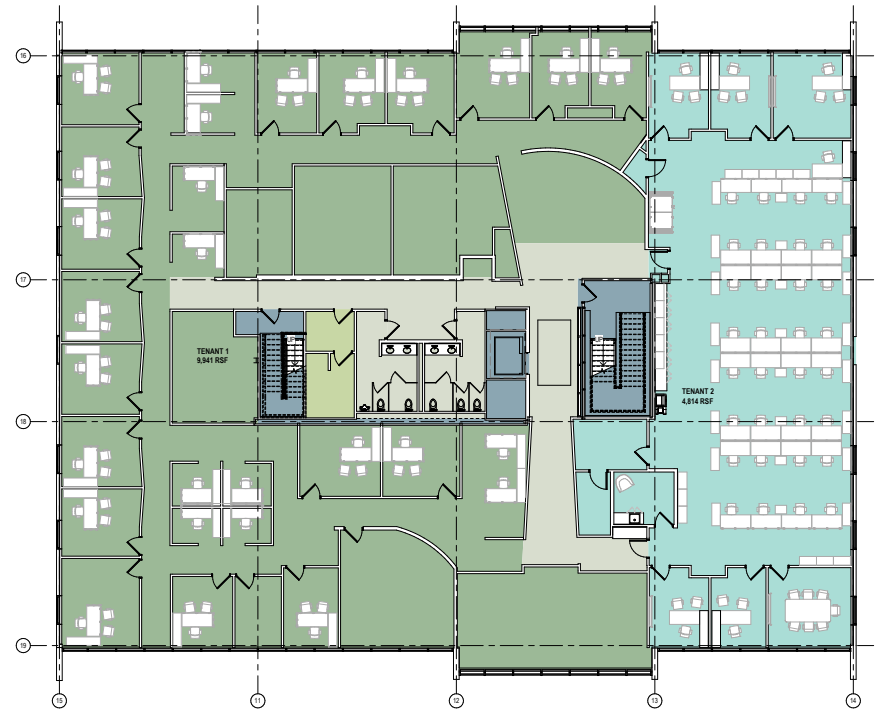
FLOOR PLANS

1ST FLOOR



12,571 RSF

2ND FLOOR



14,755 RSF

FLOOR PLANS

3RD FLOOR



14,831 RSF

PARKING PLAN





CONTACT

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