



**UNDER NEW
OWNERSHIP**

OFFICE/FLEX FOR LEASE

FOR MORE INFORMATION:

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14 INVERNESS DRIVE EAST | OFFICE/WAREHOUSE & PURE OFFICE SUITES AVAILABLE

- » New spec suites, common area upgrades, and other property improvements underway!
- » Prominent Inverness Business Park setting, an eight-building office/warehouse and pure office complex surrounded by the Inverness Golf Club
- » Two prime I-25 access points at County Line and Dry Creek, as well as direct access to E-470
- » Multiple smaller unit options with varying percentages of office finish available for immediate occupancy
- » Nearby amenities include Park Meadows Mall and other major retail outlets, convention hotel, restaurants, Inverness Health Club and Golf Course, and other area services
- » Monument signage available
- » Dock high and Drive In Loading
- » Warehouse clear height of $\pm 12'$
- » Parking Ratio of 2.5: 1,000 SF



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



SITE PLAN

GROUND LEVEL



UPPER LEVEL



PROPERTY UPGRADES & SPECULATIVE IMPROVEMENTS

- New specs suites include updated doors, frames and hardware, and new carpet tiles, paint and base.
- Common area upgrades include: indirect lighting fixtures, second look ceiling tiles. New kitchenette cabinetry, millwork and fixtures. New flooring, paint and base.
- Modern exterior building paint schemes and new roofs.
- New landscaping, bike racks and pet clean-up stations.

AVAILABILITIES MARCH 2019

GROUND LEVEL SUITES

\$11.00 TO \$12.00/SF NNN (PLUS \$4.48/SF NNN EXPENSES 2019 ESTIMATE)

BUILDING	SUITE	TOTAL SF	OFFICE	LOADING
E	116	4,228	±30%	2 DI
G	108	1,934	±25%	1 DH
	116	2,172	±35%	1 DH

UPPER LEVEL SUITES

\$16.00 TO \$18.00/SF FULL SERVICE GROSS

BUILDING	SUITE	TOTAL SF	OFFICE	LOADING
B	208	855	100%	N/A
	232	855	100%	N/A
C	220	447	100%	N/A
	230	634	100%	N/A
E	200	4,496 (divisible)	100%	N/A
F	224	855	100%	N/A
	240	1,402	100%	N/A
G	236	855	100%	N/A

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14 INVERNESS DRIVE EAST
ENGLEWOOD, CO 80112





INVERNESS EXCHANGE

AERIAL VIEW & AMENITIES



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