



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



FOR MORE INFORMATION:

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NEWMARK

- » Recently completed spec suites, common area upgrades, and other property improvements!
- » 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 (10' x 10')
- » Warehouse clear height of $\pm 12'$
- » Parking Ratio of 2.5: 1,000 SF





SITE PLAN

GROUND LEVEL



UPPER LEVEL



PROPERTY UPGRADES & SPECULATIVE IMPROVEMENTS

- New specs suites include new LED lighting, new fixtures, flooring, base and paint/wall coverings.
- 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 SEPTEMBER 2026

Upper Level Suites: ~~±\$19.00/SF~~ **\$12.00/SF** Full Service Gross Basis

Building	Suite	Total SF	Office	Loading	Estimated Gross Monthly Rent	
B	208	855	100%	Not Available	\$1,299	\$859
B	210	785	100%	Not Available	\$1,299	\$789
B	232	855	100%	Not Available	\$1,399	\$899
C	232	855	100%	Not Available	\$1,299	\$859
F	224	855	100%	Not Available	\$1,299	\$859
F	232	1,386	100%	Not Available	\$2,099	\$1,389
F	244	855	100%	Not Available	\$1,299	\$859
F	244	855	100%	Not Available	\$1,299	\$859*

Ground Level Suites: ~~±\$17.50/SF~~ **±\$16.50/SF** NNN with \$8.64/SF OpEx (Utilities and Janitorial not included)

Building	Suite	Total SF	Office	Loading	Estimated Gross Monthly Rent	
D	100	6,504	±35%	1 Grade Level	\$13,999	\$13,599*
D	116	2,223	±50%	1 Grade Level	\$4,799	\$4,659*
D	136	1,514	100%	Not Available	\$3,299	\$3,179*
D	144	1,281	100%	Not Available	\$2,799	\$2,689*
E	116	2,078	±30%	1 Grade Level	\$4,499	\$4,359*
E	132	2,211	±30%	1 Grade Level	\$4,699	\$4,639*
E	136	3,799	±50%	1 Grade Level	\$8,399	\$7,999*
F	132	2,138	±35%	1 Grade Level	\$4,699	\$4,479*
F	148	2,568	±50%	1 Dock High	\$5,599	\$5,399*
F	164	913	100%	Not Available	\$2,099	\$1,919*
G	100	2,874	±30%	1 Dock High	\$6,199	\$6,029*
G	124	2,138	±55%	1 Dock High	\$4,699	\$4,479*
G	136	2,163	±85%	1 Dock High	\$4,799	\$4,529*

*Promotional first year rates available on select spaces subject to 3+ year terms for a limited time basis

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INVERNESS **EXCHANGE**

AERIAL VIEW & AMENITIES

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