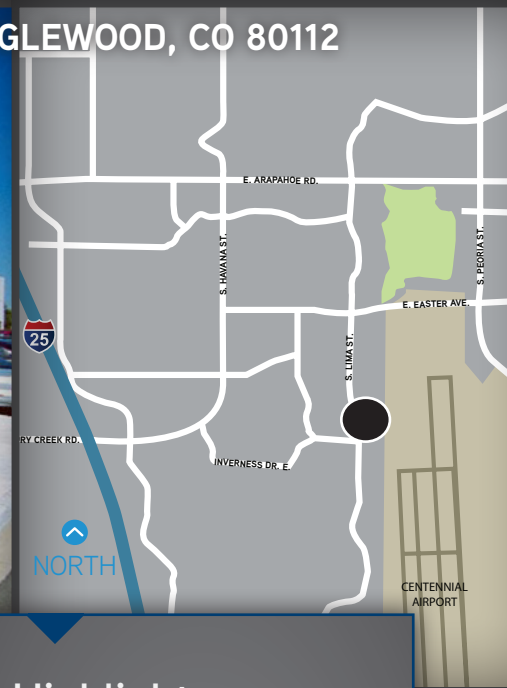


FLEX BUILDING  
FOR SALE OR LEASE

# 67 Inverness Drive East

ENGLEWOOD, CO 80112

WESTCORE  
PROPERTIES



## Building Information

- › Sale Price: \$6,572,400 or \$120/SF
- › Building Size: 54,770 SF
- › Available: 9,889 SF – 28,372 SF
- › Loading: Drive-Ins
- › Clear Height: 14'
- › YOC: 1996
- › Parking: 3.8:1,000 SF
- › Zoning: I-1
- › Lease Rate: \$10.50/SF – \$12.50/SF NNN
- › 2018 Est. Expenses: \$5.68/SF
- › Fully Sprinklered: Yes

## Highlights

“Very compelling  
“Lease vs. Own  
Analysis”  
available from  
listing agent”

- › Prime location at the north-east entrance to Inverness Business Park
- › Up to 28,372 SF available to an owner/user
- › Heavy office build-out with great glass line
- › Multiple fiber carriers with service to building

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Accelerating success.

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