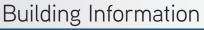
67 Inverness Drive East ENGLEWOOD, CO 80112



FLEX BUILDING

WESTCORE PROPERTIES

FOR SALE OR LEASE

>	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

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Highlights

ORT

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Very compelling "Lease vs. Own Analysis" available from listing agent

Colliers

- Prime location at the northeast 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

Accelerating success.

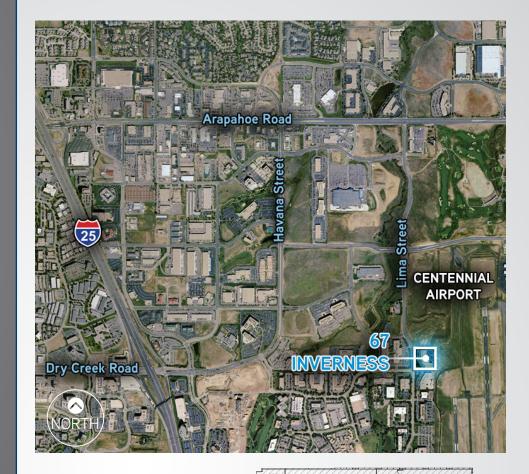
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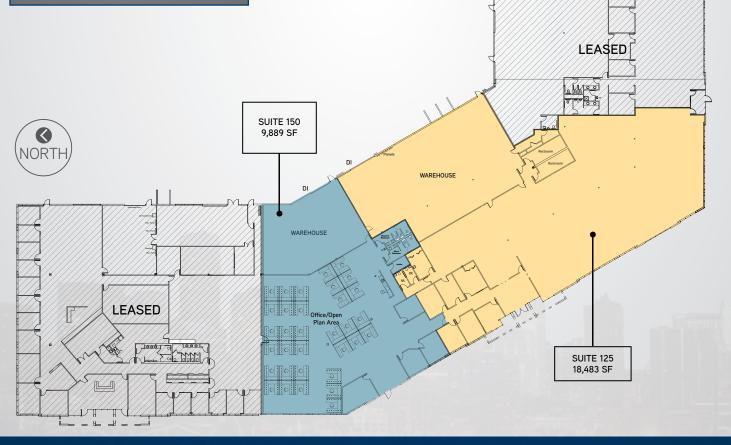


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