

OFFICE/FLEX SPACE
FOR LEASE

Inverness Commons

96-114 INVERNESS DRIVE EAST
ENGLEWOOD, CO

COMCAST & FIBER AVAILABLE!



Building Information

- › Total Project Size: 155,227 SF
- › Available: 2,146 SF - 13,290 SF
- › Office: Varies
- › Loading: Drive-In and Dock High
- › Clear Height: 14' - 16'
- › Power: 120-208 V, 3-Phase
- › City/County: Englewood/Arapahoe
- › Base Rent: \$9.50/SF - \$10.50/SF NNN
- › 2017 CAM: \$4.62/SF

Highlights

- › Inverness Commons is Located Within the Inverness Business Park
- › Excellent Access to Dry Creek Road and County Line Road From I-25
- › Many Nearby Amenities Including Park Meadows Mall
- › Flexible Lease Terms

“Multitude of
Allowable Uses”

CODY SHEESLEY
303 309 3520
cody.sheesley@colliers.com

T.J. SMITH, SIOR
303 283 4576
tj.smith@colliers.com

Accelerating success.

Inverness Commons
96-114 Inverness Drive East
Englewood, CO

Contact Us

COLLIERS INTERNATIONAL
DENVER
4643 South Ulster Street
Suite 1000
Denver, CO 80237
MAIN +1 303 745 5800
FAX +1 303 745 5888

www.colliers.com



AVAILABILITY

UNIT	SIZE	OFFICE	LOADING	AVAILABILITY
96 B & C	4,224 SF	±2,100 SF	2 Drive-Ins	Immediately
96 K	2,146 SF	±40%	1 Drive-In	June 1, 2018
96 L	2,146 SF	40-90%	1 Drive-In	Immediately
112 B*	4,852 SF	±3,200 SF	1 Dock High	Immediately
112 C*	6,053 SF	±1,300 SF	1 Dock High	Immediately
112 E**	4,852 SF	±1,500 SF	1 Dock High	Immediately
112 F**	8,438 SF	±2,935 SF	1 Dock High	Immediately

*Units B & C contiguous up to 10,905 SF.

**Units E & F contiguous up to 13,290 SF.