

**327 INVERNESS DR. S  
ENGLEWOOD 80112**



**LEASING SPECIFICATIONS**

**LEASE RATE:** SEE PAGE 2 - PRICED TO QUOTE  
**LEASE TERM:** 3YR MINIMUM  
**STORIES:** 3  
**PARKING:** 5 / 1000  
**YEAR BUILT:** 1997 (REN. 2015 & 2019)  
**ELEVATOR:** YES - 3  
**BUILDING AREA:** 83,963 SF  
**ACCESS:** I-25 & COUNTY LINE

**AVAILABILITIES**

**2ND FLOOR**

**SUITE 218 ~ 1,152 RSF**  
**SUITE 216 ~ 1,467 RSF**  
**SUITE 205 ~ 1,968 RSF**  
**SUITE 211 ~ 5,627 RSF**  
**SUITE 217 ~ 11,335 RSF**

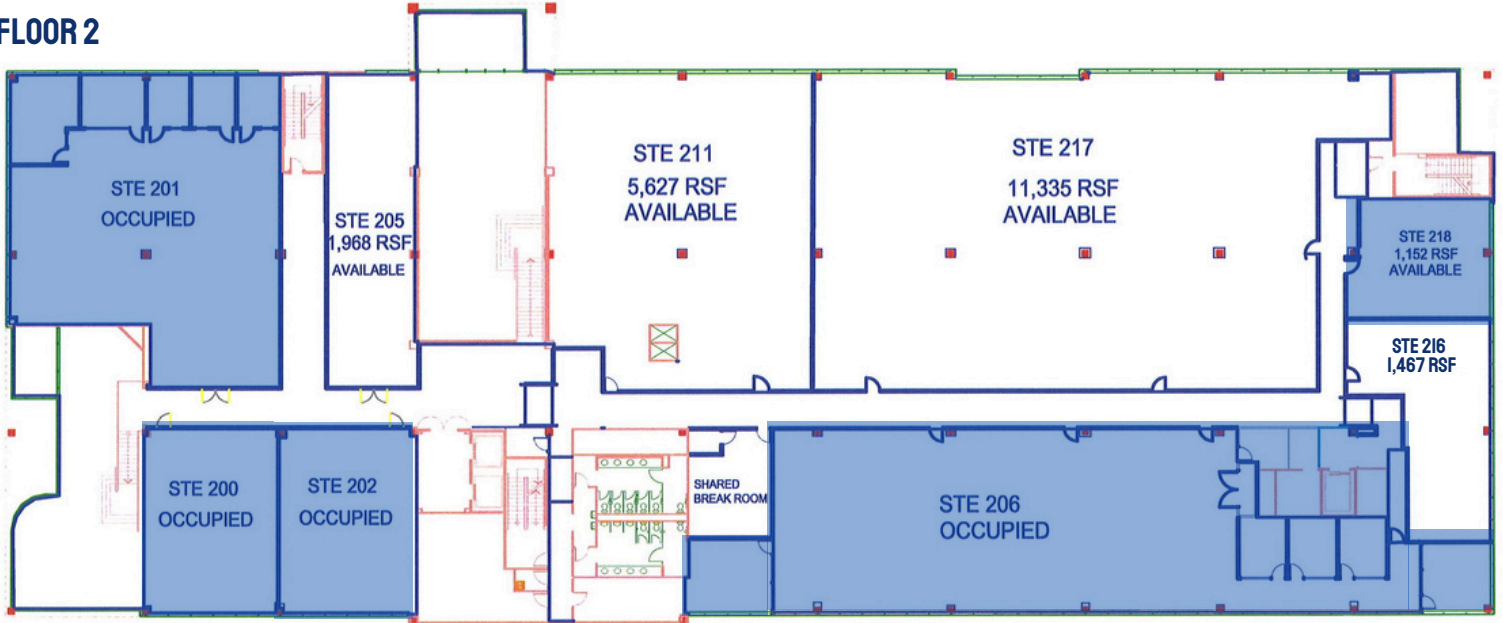
**3RD FLOOR**

**SUITE 308 ~ 1,098 RSF**  
**SUITE 306 ~ 1,580 RSF**  
**SUITE 302 ~ 1,644 RSF**

**SUITE 310 ~ 1,688 RSF**  
**SUITE 304 ~ 2,068 RSF**  
**SUITE 317 ~ 2,743 RSF \***  
**SUITE 325 ~ 2,867 RSF \***  
**SUITE 327 ~ 2,890 RSF \***  
**SUITE 323 ~ 2,899 RSF \***  
**SUITE 321 ~ 2,972 RSF \***  
**SUITE 301 ~ 3,066 RSF**  
**SUITE 303/5 ~ 3,443 RSF**  
**SUITE 311 ~ 4,821 RSF \***

\*CAN BE COMBINED

**FLOOR 2**



**FLOOR 3**



**AS-IS**

**CARPET / PAINT & MINOR TI**

**PERMITTED TI**

|          |             |
|----------|-------------|
| 3 YEARS  | \$14/SF FSG |
| 5 YEARS  | \$13/SF FSG |
| 10 YEARS | \$10/SF FSG |

|          |             |
|----------|-------------|
| 3 YEARS  | \$17/SF FSG |
| 5 YEARS  | \$15/SF FSG |
| 10 YEARS | \$13/SF FSG |

|          |             |
|----------|-------------|
| 3 YEARS  | \$21/SF FSG |
| 5 YEARS  | \$21/SF FSG |
| 10 YEARS | \$21/SF FSG |