

INVERNESS COMMONS

96-114 INVERNESS DRIVE E.
ENGLEWOOD, CO 80112

FOR LEASE:

Ideal Southeast Industrial / Flex Spaces



Located Within
Inverness Business
Park



Excellent Access to
Dry Creek Rd. & County
Line Rd. From I-25



Many Nearby
Amenities Including
Park Meadows Mall



Flexible Lease Terms



Multitude of Allowable
Uses

PROPERTY INFORMATION

Total Project Size:	155,227 SF
Lease Rate:	\$13.50-\$14.95/SF NNN
2026 CAM:	\$7.07/SF
Loading:	Drive-In & Dock High
Clear Height:	14'-16'
Power:	175 Amp/208 Volt, 3-Phase, 4-Wire (TBV)
City/County:	Englewood/Arapahoe
Zoning:	MU PUD
Parking:	2.06/1000 SF



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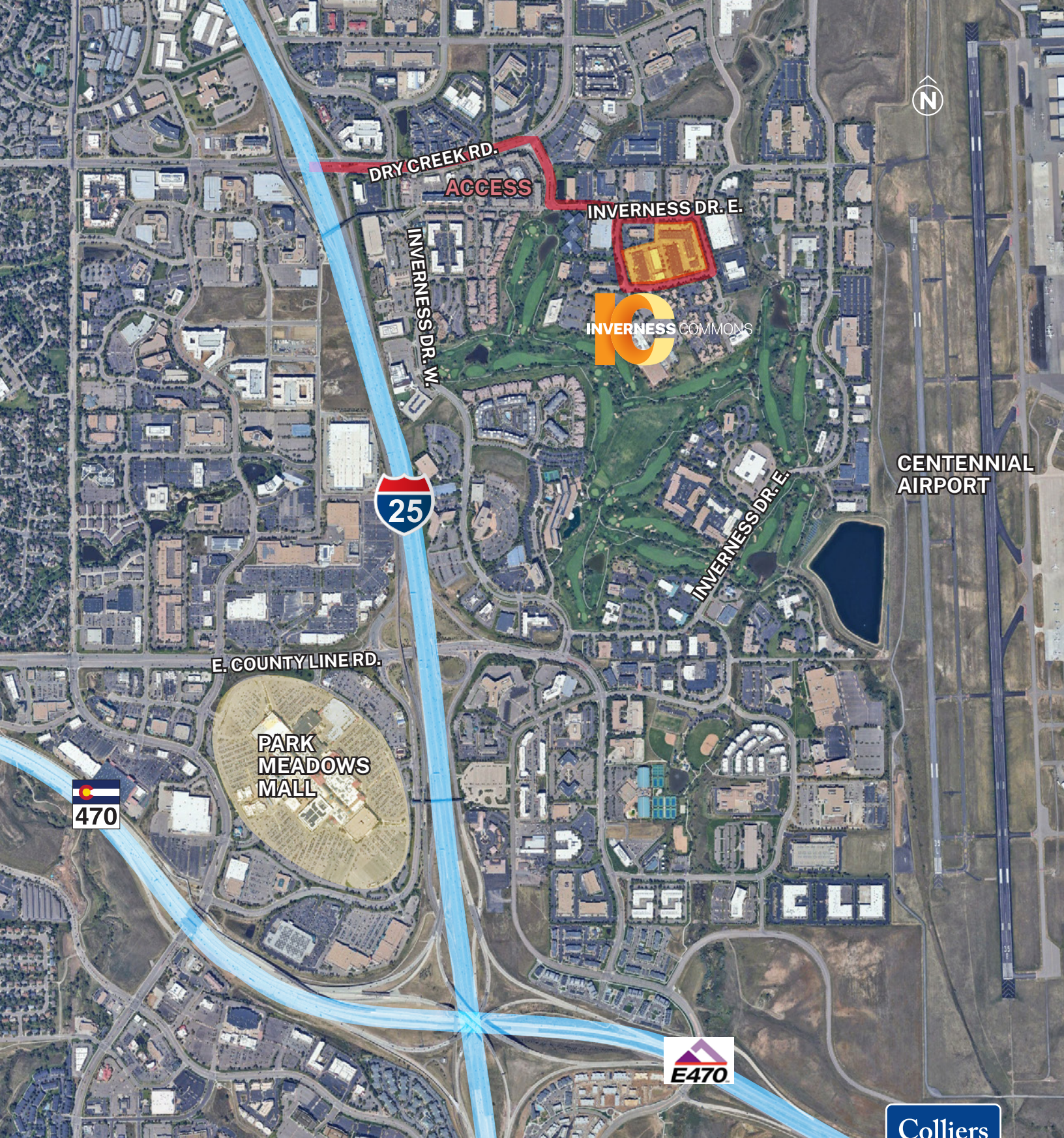
DOWNTOWN DENVER - 20 MIN.

DENVER TECH CENTER - 7 MIN.



CURRENT AVAILABILITY

BLDG.	SUITE	SIZE	LOADING	COMMENTS	BASE RENT	AVAILABLE
96	E	2,112 SF	1 Drive-In	60% Office	\$14.50/SF NNN	Immediately
110	A-H	16,861 SF (Divisible to 1,917 SF)	1 Drive-In Each Unit	30% Office	\$13.50-14.50/SF NNN	30 Days
112	F	8,438 SF	2 Dock High	30% Office	\$13.50/SF NNN	Immediately



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