



# INVERNESS EXCHANGE



## 14 INVERNESS DRIVE EAST | OFFICE/WAREHOUSE & PURE OFFICE SUITES AVAILABLE

- » Recently completed spec suites, common area upgrades, and other property improvements!
- » Prominent Inverness Business Park setting, an eight-building office/warehouse and pure office complex surrounded by the Inverness Golf Club
- » Two prime I-25 access points at County Line and Dry Creek, as well as direct access to E-470
- » Multiple smaller unit options with varying percentages of office finish available for immediate occupancy
- » Nearby amenities include Park Meadows Mall and other major retail outlets, convention hotel, restaurants, Inverness Health Club and Golf Course, and other area services
- » Monument signage available
- » Dock high and Drive In Loading (10' x 10')
- » Warehouse clear height of  $\pm 12'$
- » Parking Ratio of 2.5: 1,000 SF



### FOR MORE INFORMATION:

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# NEWMARK

*The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.*



## SITE PLAN

### GROUND LEVEL



### UPPER LEVEL



### PROPERTY UPGRADES & SPECULATIVE IMPROVEMENTS

- New specs suites include new LED lighting, new fixtures, flooring, base and paint/wall coverings.
- Common area upgrades include: indirect lighting fixtures, second look ceiling tiles. New kitchenette cabinetry, millwork and fixtures. New flooring, paint and base.
- Modern exterior building paint schemes and new roofs.
- New landscaping, bike racks and pet clean-up stations.

# AVAILABILITIES MARCH 2026

## Upper Level Suites: ±\$19.00/SF Full Service Gross Basis

Building	Suite	Total SF	Office	Loading	Estimated Gross Monthly Rent	
A	216	636	100%	Not Available	\$1,099	\$630*
A	220	742	100%	Not Available	\$1,199	\$735*
B	208	855	100%	Not Available	\$1,299	\$846*
B	210	785	100%	Not Available	\$1,299	\$777*
B	228	992	100%	Not Available	\$1,599	\$982*
B	232	855	100%	Not Available	\$1,399	\$846*
C	232	855	100%	Not Available	\$1,299	\$846*
D	222	746	100%	Not Available	\$1,099	\$739*
F	224	855	100%	Not Available	\$1,299	\$846*
F	232	1,386	100%	Not Available	\$2,099	\$1,372*
F	244	855	100%	Not Available	\$1,299	\$846*

## Ground Level Suites: ±\$17.50/SF NNN with \$8.64/SF OpEx (Utilities and Janitorial not included)

Building	Suite	Total SF	Office	Loading	Estimated Gross Monthly Rent	
A	116	2,071	±50%	1 Grade Level	\$4,499	
B	104	1,907	100%	Not Available	\$4,099	\$3,261*
B	106	1,978	±75%	1 Grade Level	\$4,299	
B	140	964	100%	Not Available	\$2,099	\$1,648*
D	100	6,504	±35%	1 Grade Level	\$13,999	
D	116	2,223	±50%	1 Grade Level	\$4,799	
D	144	1,281	100%	Not Available	\$2,499	\$2,191*
E	116	2,078	±30%	1 Grade Level	\$4,499	\$3,553*
E	136	6,010	±80%	2 Grade Level	\$12,999	
F	124	2,161	±75%	1 Grade Level	\$4,699	\$3,695*
F	132	2,138	±35%	1 Grade Level	\$4,699	
G	100	2,874	±50%	1 Dock High	\$6,199	

\*Promotional first year rates available on select spaces subject to "as-is", 3+ year terms for a limited time basis



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