

INVERNESS COMMONS

96-114 INVERNESS DRIVE E.
ENGLEWOOD, CO 80112

SOUTHEAST INDUSTRIAL / FLEX SPACE FOR LEASE 110 Inverness Drive E. | Unit A-H



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

Base Rent:
**\$13.50 - \$14.50/
SF NNN**

2026 CAM:
\$7.07/SF

Available:
90 Days

Total Project Size:	155,227 SF
Size Available:	1,917-16,861 SF
Office:	+2,953 SF
Loading:	8 Drive-Ins
Clear Height:	14'-16'
Power:	TBD
City/County:	Englewood/Arapahoe
Zoning:	MU PUD



Colliers

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

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

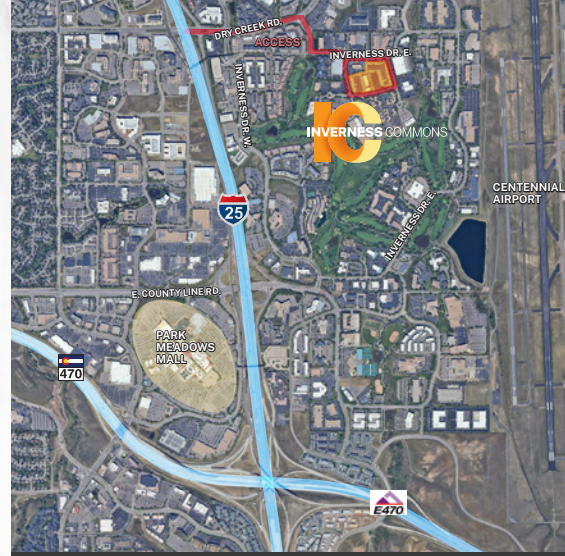
4643 S. Ulster St., Ste. 1000
Denver, CO 80237
+1 303 745 5800 | colliers.com/denver

Unit A- H Spec Plan

1,917-16,861 SF



▲ Drive-In



CODY SHEESLEY

303 309 3520

cody.sheesley@colliers.com

T.J. SMITH, SIOR

303 283 4576

tj.smith@colliers.com



4643 S. Ulster St., Ste. 1000

Denver, CO 80237

+1 303 745 5800

colliers.com/denver



This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.