



**FOR LEASE** | **VARIOUS OFFICE SPACES  
IN INVERNESS BUSINESS PARK**

## Property Overview

- 3 story, **89,950 SF** office/light assembly building in Inverness Park. Located between the main north and south entrances to the park, the building offers excellent access to Interstate 25
- Ample natural light
- Highly visible monument signage available
- Complex includes conferencing facility and fitness center
- 1st floor space has direct exterior access & potential for roll up loading
- Full 2nd and 3rd Floors available
- 360 degree views

**Lease Rates: \$19.00 FSG**



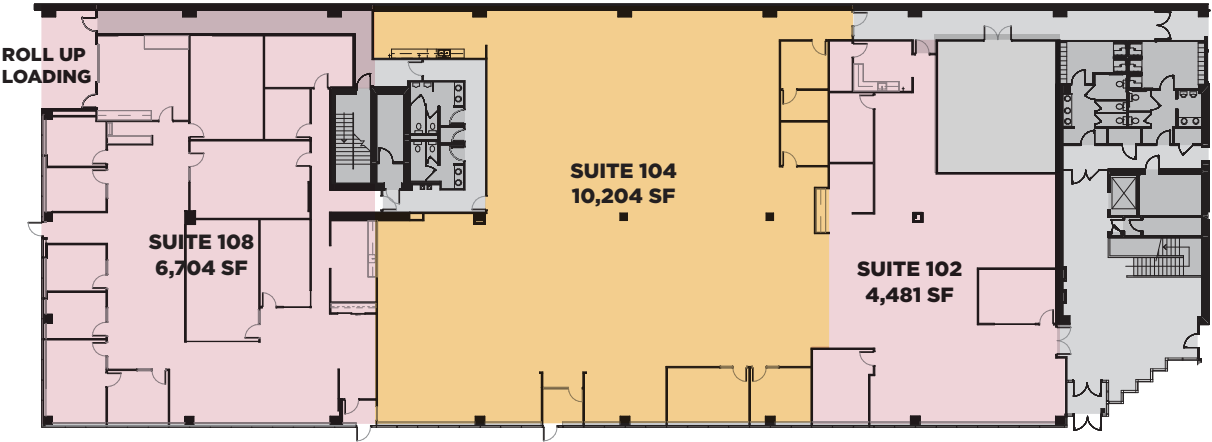
<b>Bldg Size</b>	<b>89,950 SF</b>
<b>Availability</b>	<b>Contiguous 1st Floor</b> 21,389 RSF
	<b>Contiguous 2nd Floor</b> 29,283 RSF
	<b>3rd Floor</b> 30,788 RSF
	<b>OP EX</b> \$9.80/SF

**NAI** Shames Makovsky

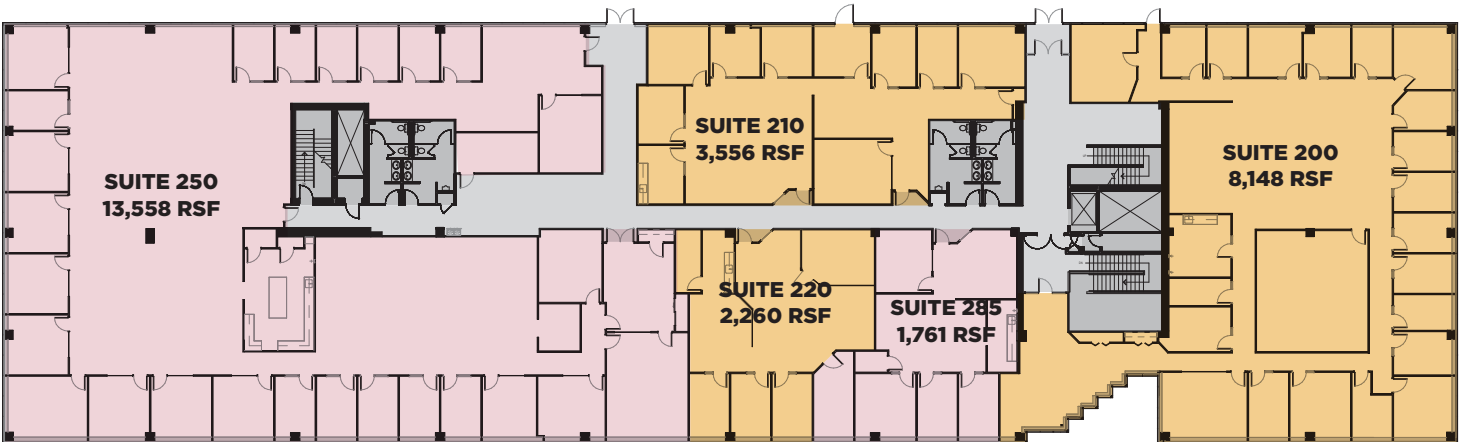
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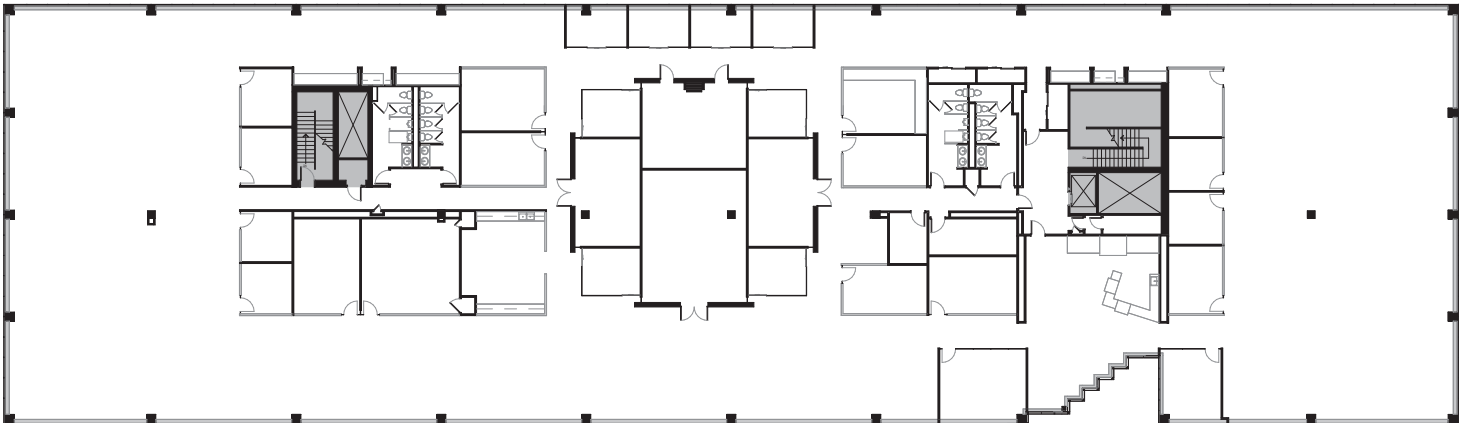
**FIRST FLOOR** 21,389 RSF CONTIGUOUS



**SECOND FLOOR** 29,283 RSF CONTIGUOUS



**THIRD FLOOR** 30,788 RSF





**FIRST FLOOR**  
**21,389 RSF**  
**CONTIGUOUS**



**SECOND FLOOR**  
**29,283 RSF**  
**CONTIGUOUS**



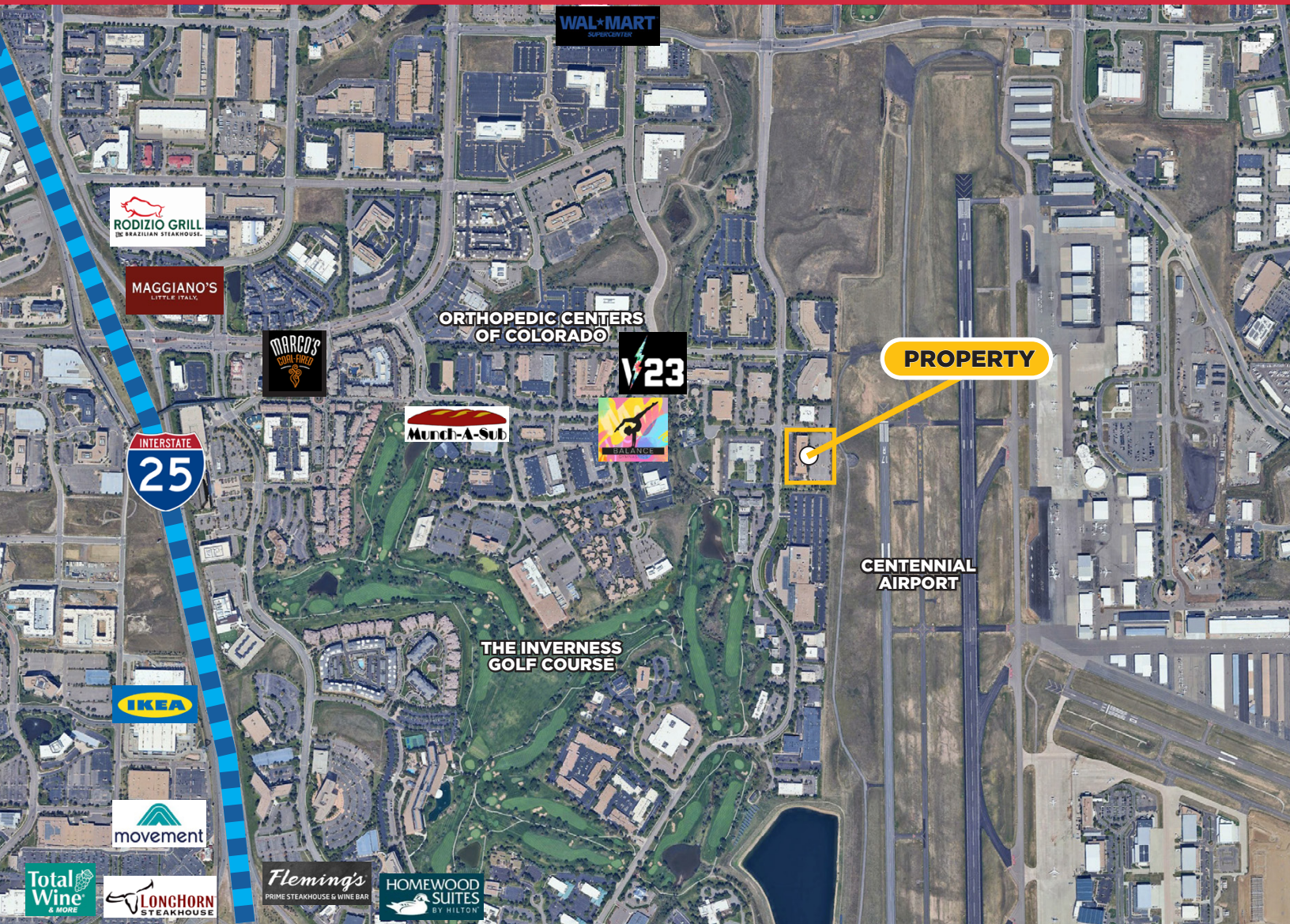
**THIRD FLOOR**  
**30,788 RSF**





# 61 INVERNESS

ENGLEWOOD, CO 80112



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