



TRANSWESTERN

REAL ESTATE
SERVICES

OFFICE SPACE

FOR LEASE



INVERNESS DRIVE W

Englewood, CO



Building
Size

90,779 RSF



Lease
Rate

\$19.50 FSG



Parking
Ratio

Up to 6:1,000/SF



Nearby
Two Light Rail
Stations



Headquarter
Opportunity



Loading
Dock



PROPERTY HIGHLIGHTS

Building
Signage
Along I-25
Visible to
215,119
Cars Daily

Abundant
Natural
Light &
Mountain
Views

Outdoor
Spaces and
Fresh Air

Back-Up
Generator &
Power with
Separate
Feed

New Bike
Room, LED
Lighting, &
Restrooms

**HEADQUARTER
OPPORTUNITY**

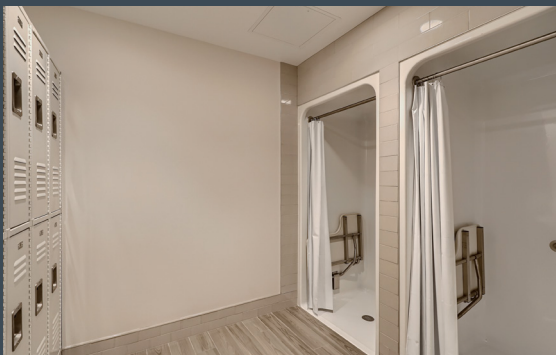
**FULL BUILDING OR
FLOORS AVAILABLE**

**SUITES
AVAILABLE FROM
4,000 SF TO
90,779 SF**



RECENT RENOVATIONS

**Updated Restrooms
New LED Lighting
Showers & Lockers
Bike Room**



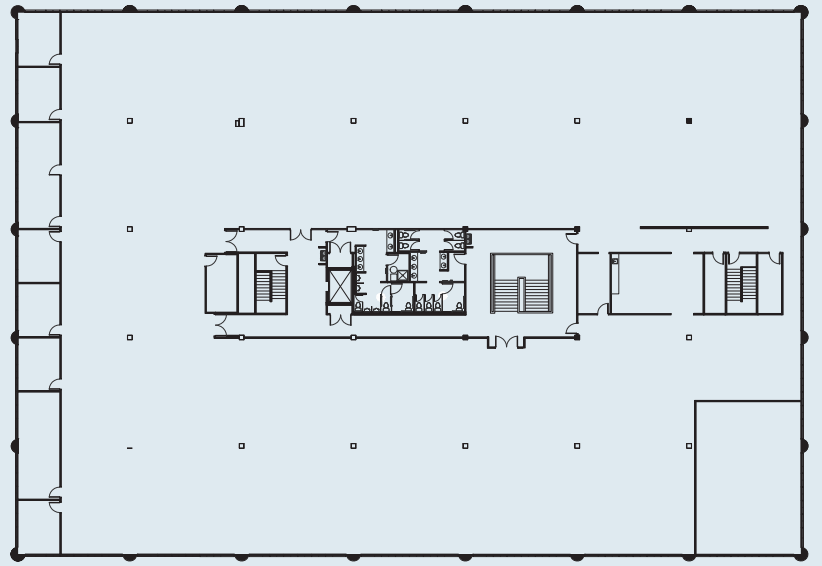
LOBBY RENOVATIONS COMING SOON



SECOND FLOOR

38,541 SF

Divisible to 10,000 SF



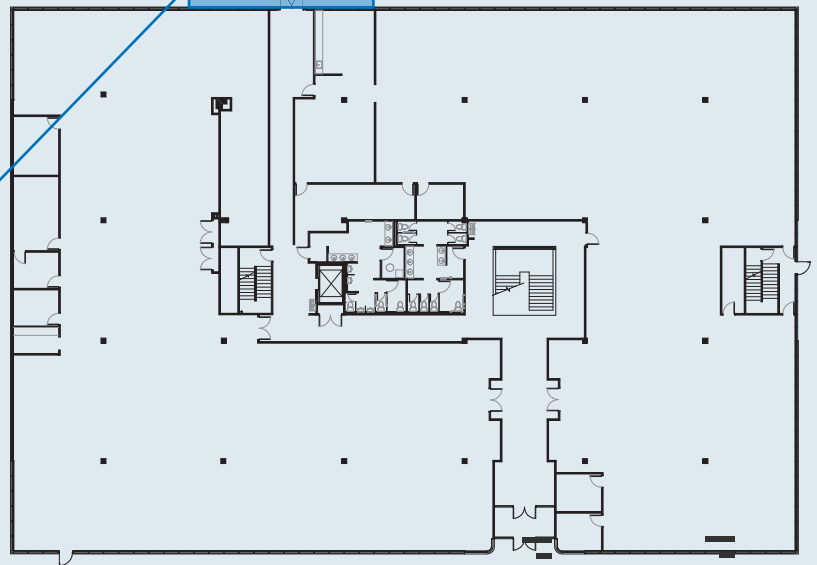
FIRST FLOOR

29,044 SF

Divisible to 5,000 SF



PATIO



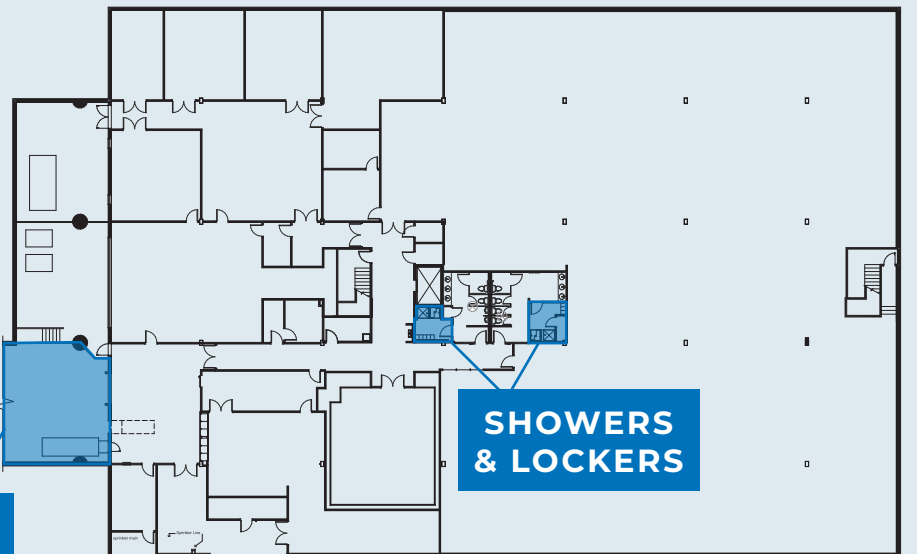
LOWER LEVEL

23,195 SF

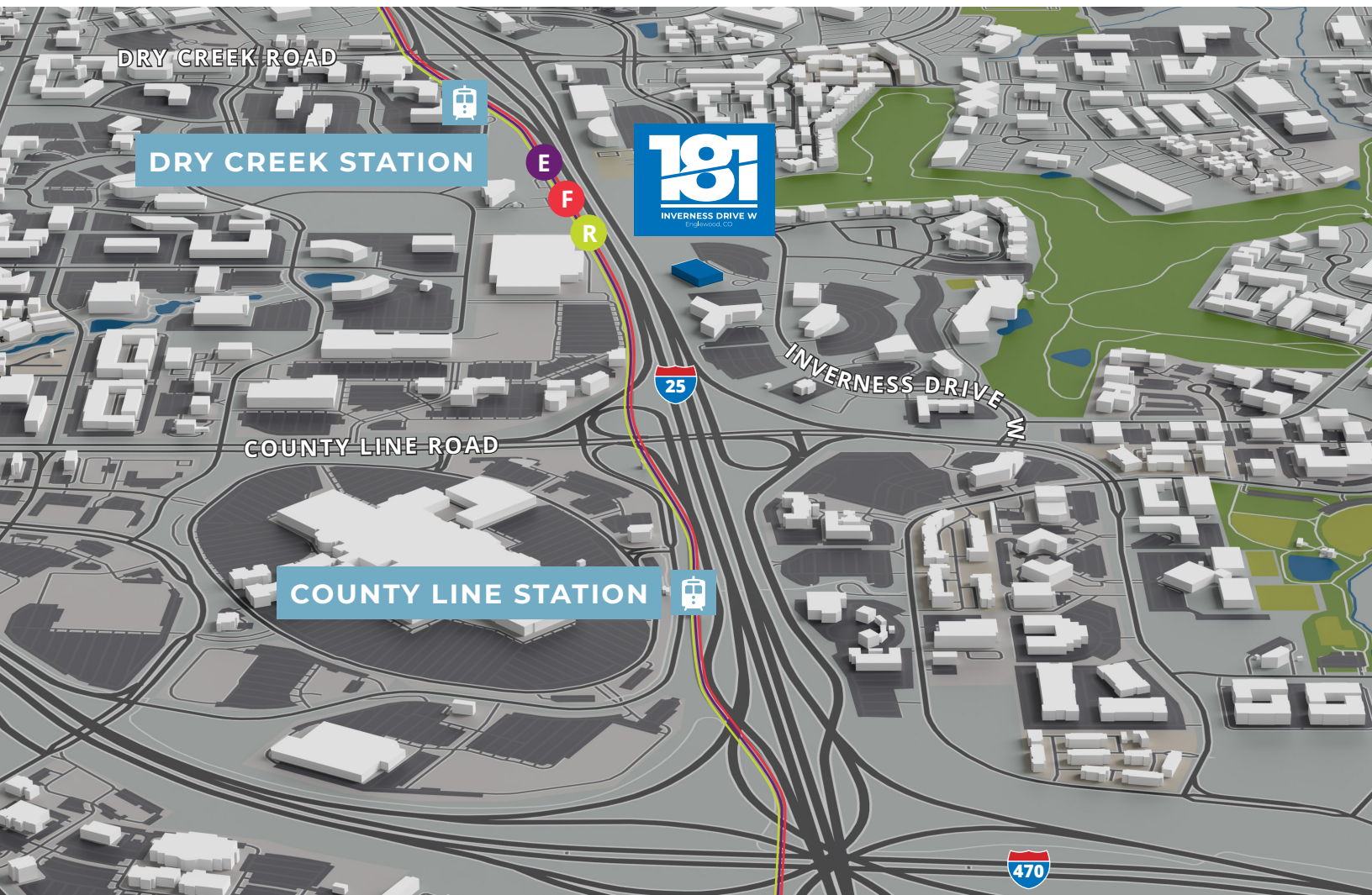
Divisible to 4,000 SF



LOADING DOCK



SHOWERS & LOCKERS



LEASING INFORMATION



John Miller
720.889.4088
john.miller@transwestern.com

Alex Shapiro
303.952.5588
alex.shapiro@transwestern.com

5251 DTC Parkway | Suite 1100 | Greenwood Village, CO 80111 T 303.639.3000 www.transwestern.com

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