

**327 INVERNESS DR. S
ENGLEWOOD 80112**



LEASING SPECIFICATIONS

LEASE RATE:	SEE PAGE 2 - PRICED TO QUOTE
LEASE TERM:	3YR MINIMUM
STORIES:	3
PARKING:	5 / 1000
YEAR BUILT:	1997 (REN. 2015 & 2019)
ELEVATOR:	YES - 3
BUILDING AREA:	83,963 SF
ACCESS:	I-25 & COUNTY LINE

AVAILABILITIES

2ND FLOOR

SUITE 205 ~ 1,968 RSF
SUITE 211 ~ 5,627 RSF
SUITE 217 ~ 11,335 RSF

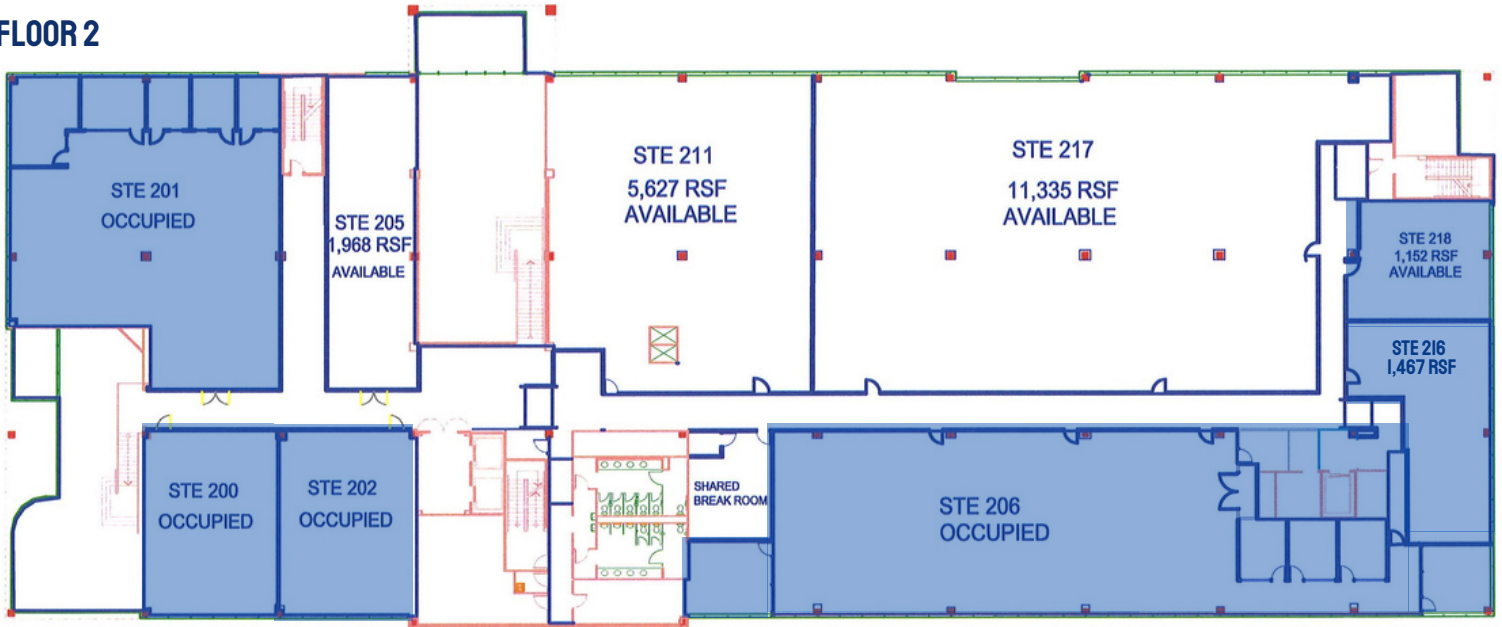
3RD FLOOR

SUITE 308 ~ 1,098 RSF
SUITE 306 ~ 1,580 RSF
SUITE 302 ~ 1,644 RSF
SUITE 310 ~ 1,688 RSF
SUITE 304 ~ 2,068 RSF

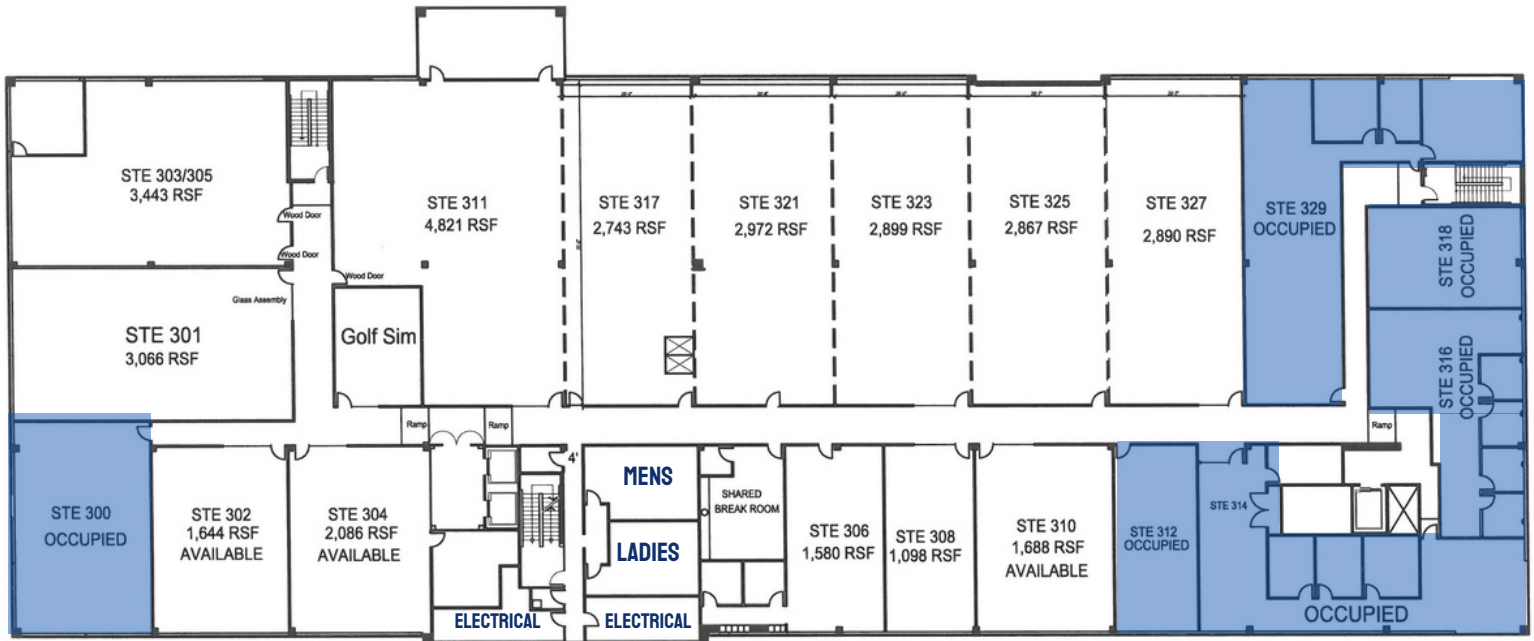
SUITE 317 ~ 2,743 RSF *
SUITE 325 ~ 2,867 RSF *
SUITE 327 ~ 2,890 RSF *
SUITE 323 ~ 2,899 RSF *
SUITE 321 ~ 2,972 RSF *
SUITE 301 ~ 3,066 RSF
SUITE 303/5 ~ 3,443 RSF
SUITE 311 ~ 4,821 RSF *

*CAN BE COMBINED

FLOOR 2



FLOOR 3



AS-IS

3 YEARS	\$14/SF FSG
5 YEARS	\$13/SF FSG
10 YEARS	\$10/SF FSG

CARPET / PAINT & MINOR TI

3 YEARS	\$17/SF FSG
5 YEARS	\$15/SF FSG
10 YEARS	\$13/SF FSG

PERMITTED TI

3 YEARS	\$21/SF FSG
5 YEARS	\$21/SF FSG
10 YEARS	\$21/SF FSG