

FREESTANDING SALE OR LEASE



SOUTHEAST INDUSTRIAL / FLEX SPACE FOR LEASE 106 Inverness Circle E.



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:
\$15/SF NNN

2026 CAM:
\$7.07/SF

Available:
Q1 2027

Sale Price: **Contact Brokers**

Total Project Size:	37,602 SF
Office:	60% (Will Demo)
Loading:	Two (2) Dock High Doors (can add more)
Clear Height:	14'-16'
Power:	6,000 amps redundant power supply (Former Data Center)
City/County:	Englewood/Arapahoe
Zoning:	MU PUD



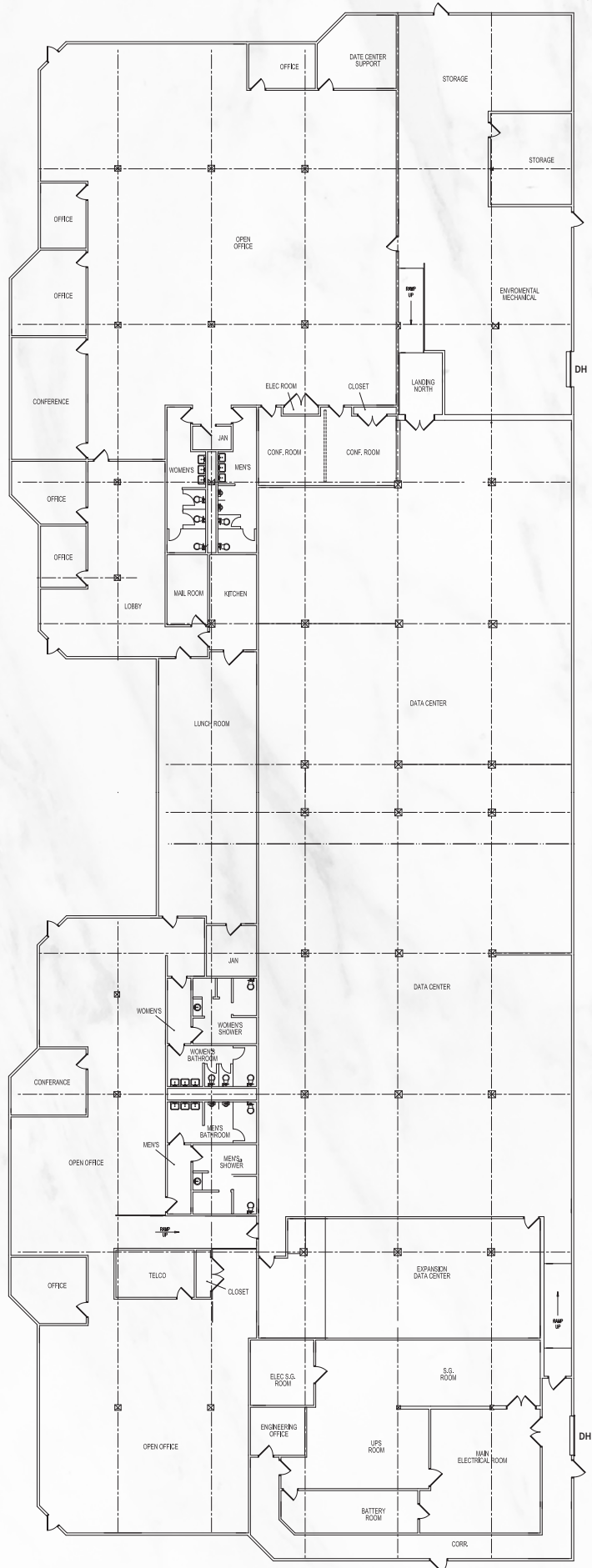
Colliers

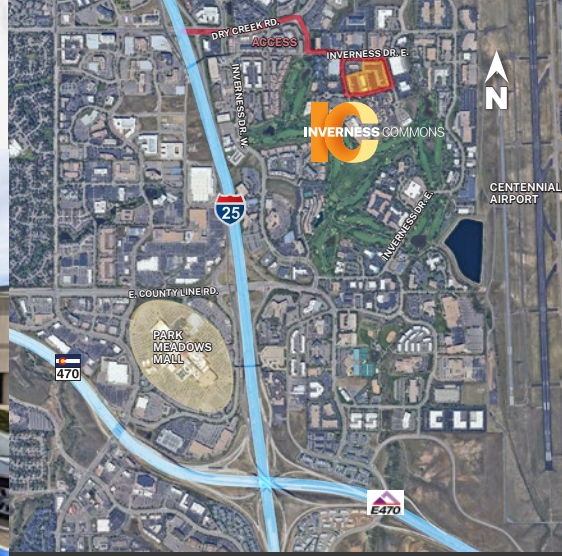
CODY SHEESLEY
303 309 3520
cody.sheesley@colliers.com

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

Site Plan
37,602 SF





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). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.