

# 1 INVERNESS DRIVE EAST

Englewood, CO 80112

**OFFICE/WAREHOUSE BUILDING  
20,151 SF (47% LEASED, 10,312 SF AVAILABLE  
FOR IMMEDIATE OCCUPANCY)**



**FOR SALE OR LEASE**

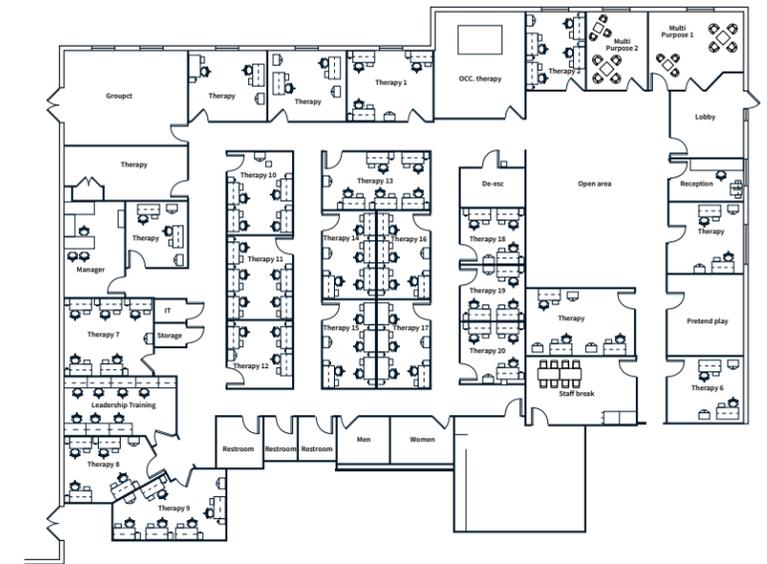




**SALE PRICE: CONTACT BROKERS | LEASE RATE: CONTACT BROKERS**

**9,500 SF  
LEASED  
THROUGH  
12/31/2031**

**\$200,640 (2026 NOI)**



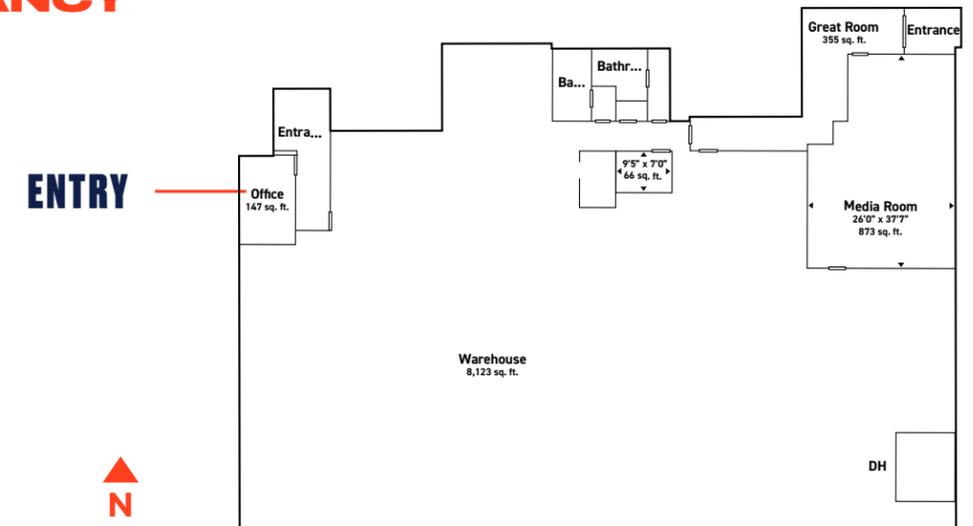
# PROPERTY HIGHLIGHTS

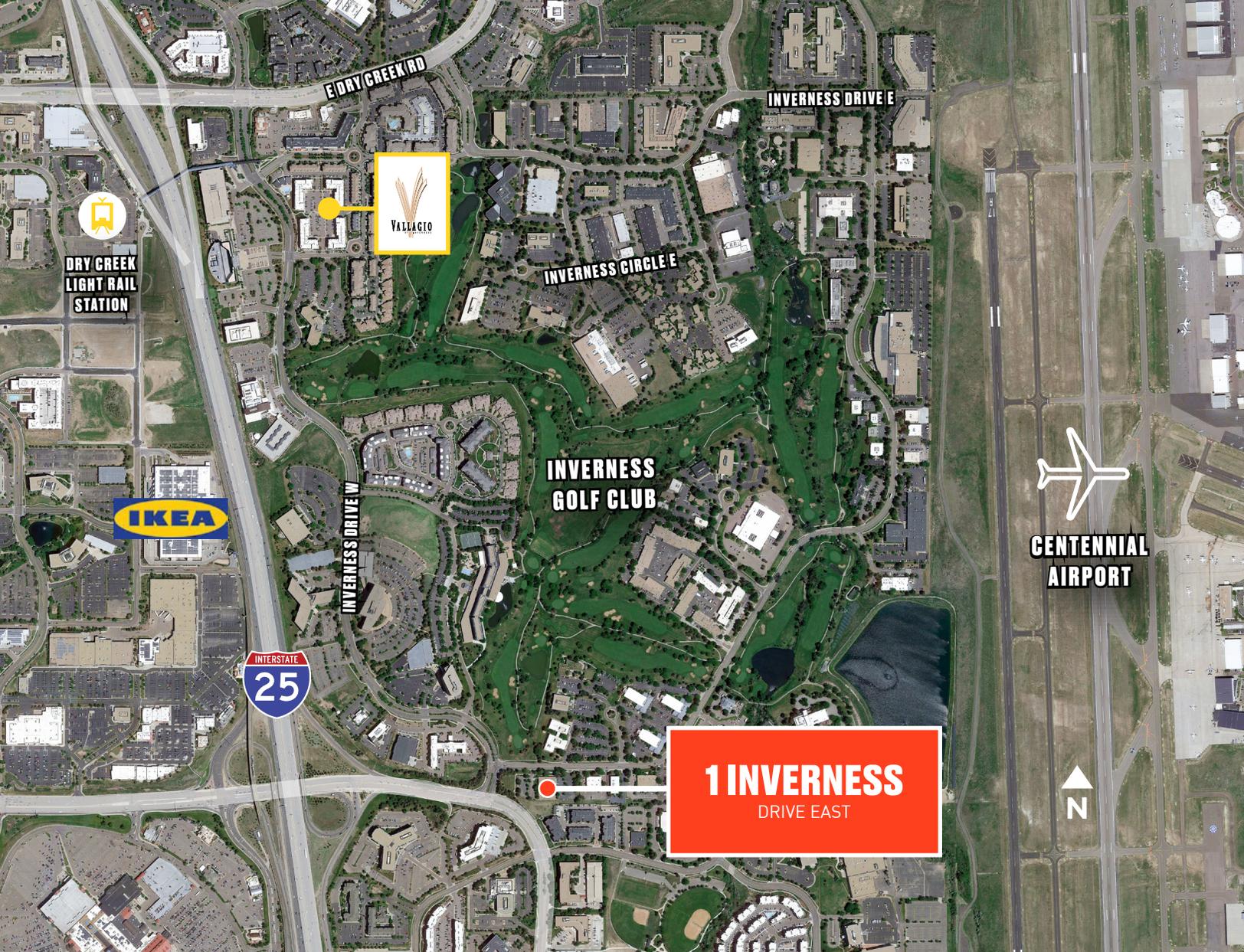
Rarely available 20,151 SF office/warehouse building presents exceptional dual opportunity for investors and owner-users. Property features 9,500 SF of secured lease income through December 2031, providing stable cash flow, plus 10,312 SF available for immediate possession. This flexible configuration allows for owner occupancy, additional leasing income, or future expansion.

- Total Building Size: 20,151 SF
- Total Available Size: 10,312 SF (2,189 SF office, 8,123 SF warehouse)
- Parking Ratio: 5.1:1,000 SF
- Loading: One (1) Dock-high door with ramp that can be removed
- Site Size: 2.05 Acres
- County: Arapahoe County
- Clear Height: 12'
- Sprinkler System: Yes, standard wet system
- Operating Expenses: \$8.52/SF
- Sale Price / Lease Rate: Contact brokers

**10,312 SF  
AVAILABLE FOR  
OCCUPANCY**

**12' CLEAR**





**TREVEY**  
COMMERCIAL

**FOR MORE INFORMATION, PLEASE CONTACT:**

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