



Class A Flex Space for Sublease  
**8,961 SF**  
Available



## 345 Inverness Drive S, Suite 240 Englewood, CO 80112

### Property Overview

- Class A office/flex space for sublease in the heart of Inverness.
- Great access to I-25 and C-470.
- Brand new finishes, paint, and carpet.
- 10' clear high dock door.
- Open floorplan with dock high door, two restrooms, breakroom, conference room, and several private offices.
- Below market rate.
- Sublease term through May 2030.

### Property Facts

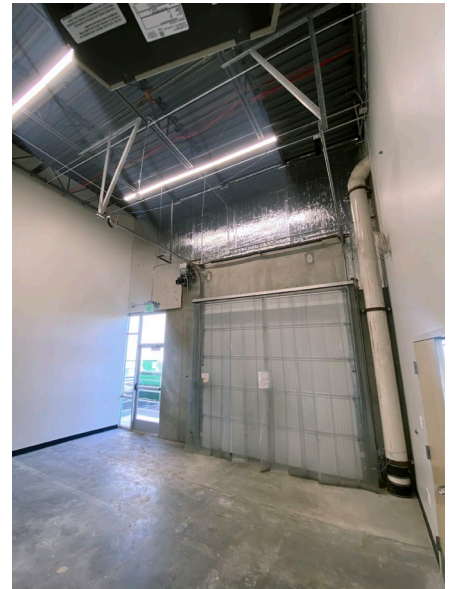
Building SF	56,546 SF
Available SF	8,961 SF
Parking	Up to 6 : 1,000 SF
Power	277/480 volt, 3-phase
Zoning	Mixed-use (PUD) office and light industrial

**Lease Rate: \$11.95/SF**  
NNN Expenses: \$7.39/SF

For more information:

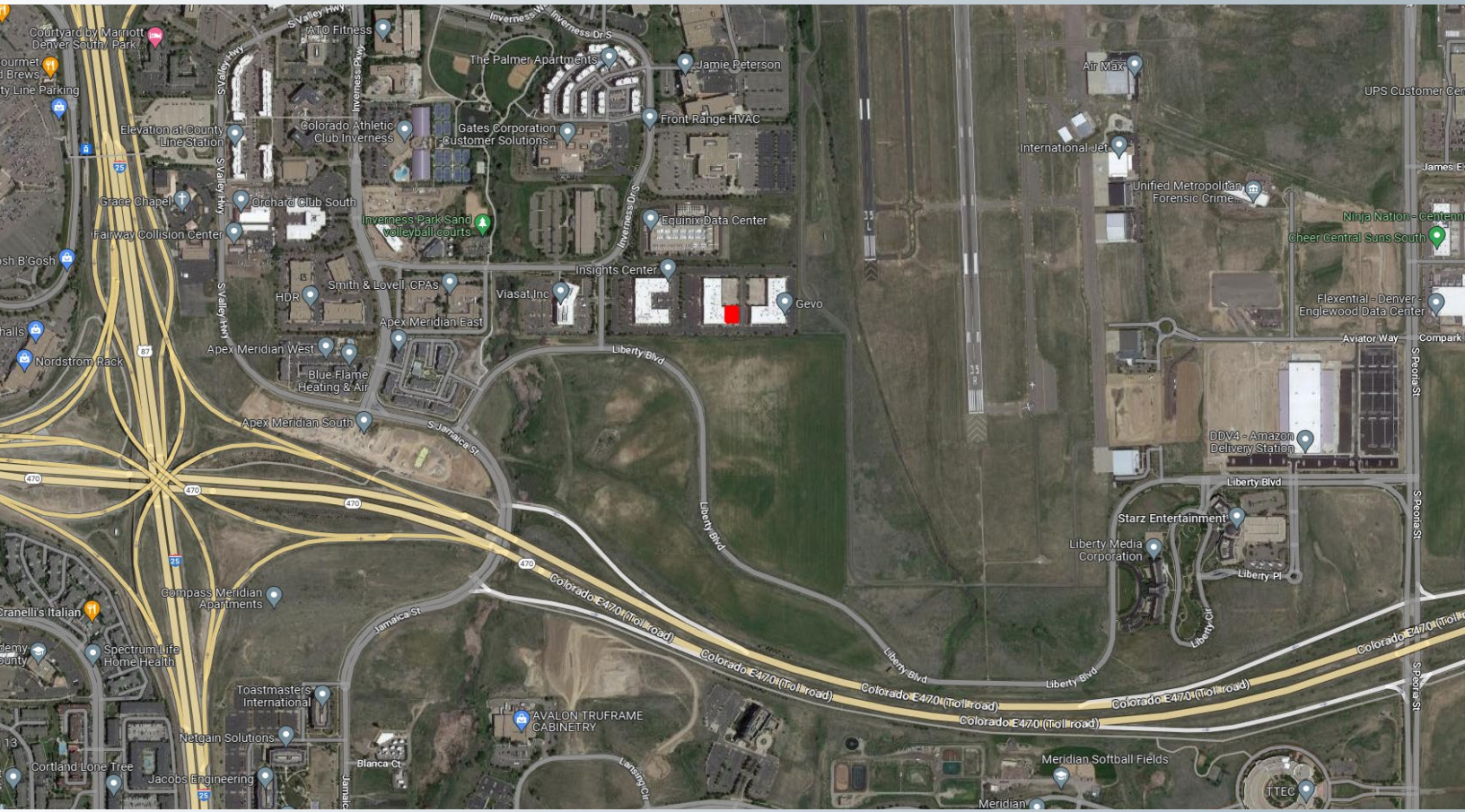
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