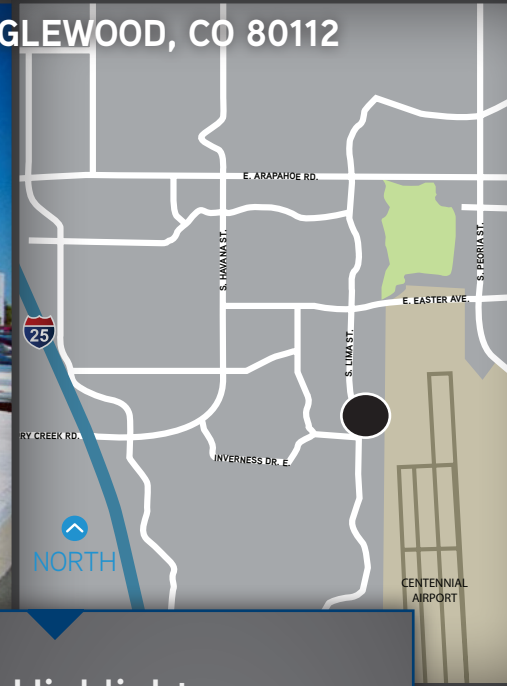


FLEX BUILDING  
FOR SALE OR LEASE

# 67 Inverness Drive East

ENGLEWOOD, CO 80112

WESTCORE  
PROPERTIES



## Building Information

- > Sale Price: \$7,000,000 or \$128/SF
- > Building Size: 54,770 SF
- > Available: 9,889 SF – 28,372 SF
- > Loading: Drive-Ins
- > Clear Height: 14'
- > YOC: 1996
- > Parking: 3.8:1,000 SF
- > Zoning: I-1
- > Lease Rate: \$11.50/SF – \$12.50/SF NNN
- > 2018 Est. Expenses: \$4.64/SF
- > Fully Sprinklered: Yes

## Highlights

“ Very compelling  
“Lease vs. Own  
Analysis”  
available from  
listing agent ”

- > Prime location at the north-east entrance to Inverness Business Park
- > Up to 28,372 SF available to an owner/user
- > Heavy office build-out with great glass line
- > Multiple fiber carriers with service to building

T.J. SMITH, SIOR  
303 283 4576  
tj.smith@colliers.com

DAVID HAZLETT  
303 283 4573  
david.hazlett@colliers.com

Accelerating success.

67 Inverness Drive East  
Englewood, CO 80112



### Contact Us

4643 South Ulster Street  
Suite 1000  
Denver, CO 80237  
MAIN +1 303 745 5800  
FAX +1 303 745 5888  
[www.colliers.com/denver](http://www.colliers.com/denver)

