



TRANSWESTERN

REAL ESTATE
SERVICES

OFFICE SPACE



FOR LEASE

INVERNESS DRIVE W

Englewood, CO



**Building
Size**

93,650 SF



**Lease
Rate**

\$18.50/FSG



**2022 Estimated
Expenses**

\$7.25/SF



**Parking
Ratio**

6:1,000/SF



**Nearby
Two Light Rail
Stations**



**Headquarter
Opportunity**



PROPERTY HIGHLIGHTS

**Building
Signage
Along I-25
Visible to
215,119
Cars Daily**

**Abundant
Natural
Light &
Mountain
Views**

**Outdoor
Spaces and
Fresh Air**

**Back-Up
Generator &
Power with
Separate
Feed**

**New Bike
Room, LED
Lighting, &
Restrooms**

**HEADQUARTER
OPPORTUNITY**

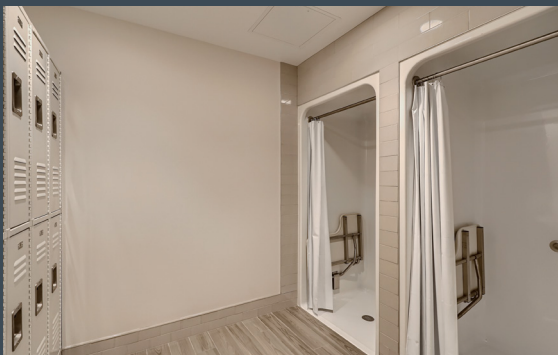
**FULL BUILDING OR
FLOORS AVAILABLE**

**SUITES
AVAILABLE FROM
4,000 SF TO
93,650 SF**



RECENT RENOVATIONS

**Updated Restrooms
New LED Lighting
Showers & Lockers
Bike Room**



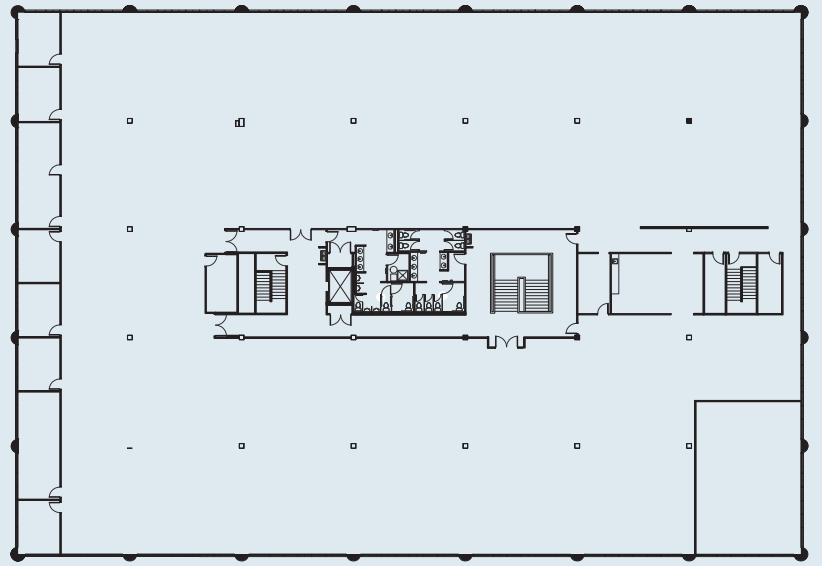
LOBBY RENOVATIONS COMING SOON



SECOND FLOOR

38,142 SF

Divisible to
10,000 SF



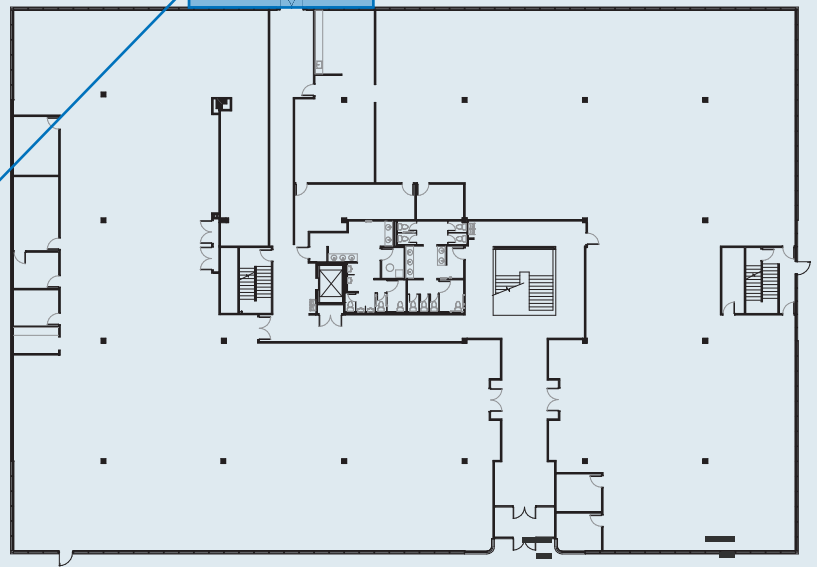
FIRST FLOOR

29,681 SF

Divisible to 5,000 SF



PATIO



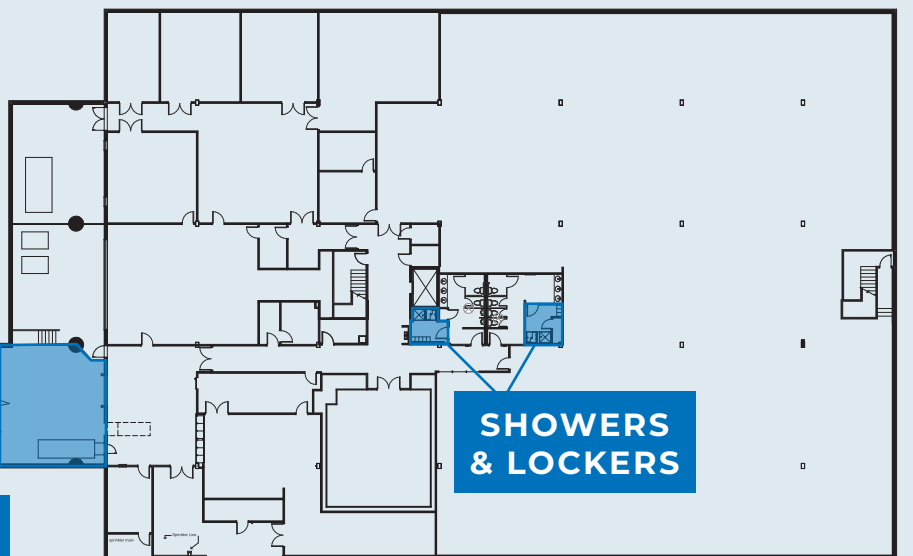
LOWER LEVEL

22,955 SF

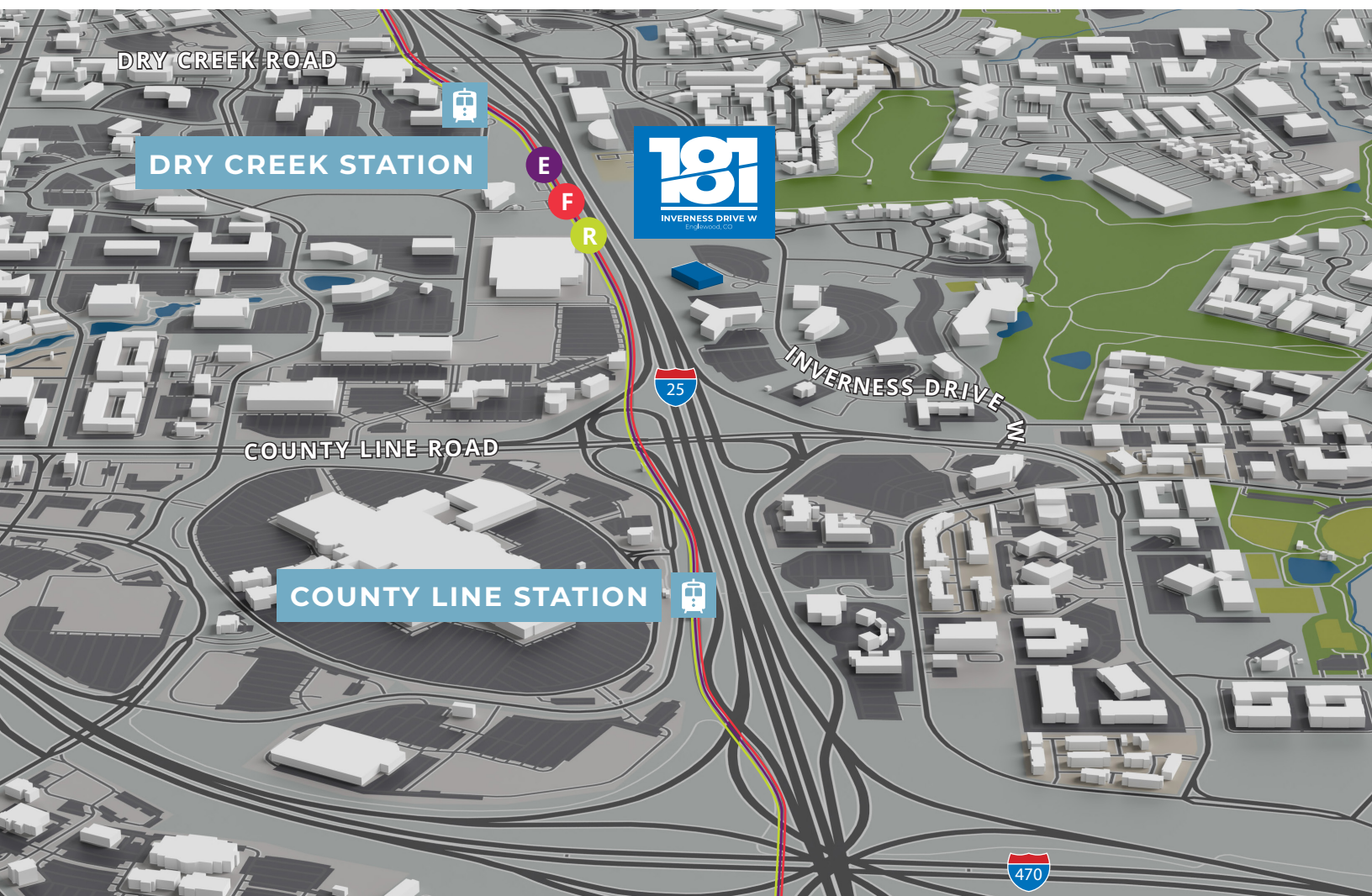
Divisible to 4,000 SF



LOADING DOCK



SHOWERS
& LOCKERS



LEASING INFORMATION



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