

# INVERNESS EXCHANGE

14 INVERNESS DRIVE EAST • ENGLEWOOD, CO 80112



- Prominent eight-building office/warehouse and pure office complex surrounded by the Inverness Golf Club
- Two prime I-25 access points at County Line and Dry Creek, as well as direct access to E-470
- Multiple smaller unit options with varying percentages of office finish available for immediate occupancy
- Monument signage available
- Dock high and Drive In Loading
- Warehouse clear height of 16'
- Parking Ratio of 2:1,000 SF

## Property Summary

|               |              |
|---------------|--------------|
| AVAILABLE SF  | 636-6,504 SF |
| BUILDING SIZE | 215,266 SF   |
| MARKET        | Denver       |

**For more information, please contact:**

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AVAILABLE OCCUPIED

## Current Availabilities

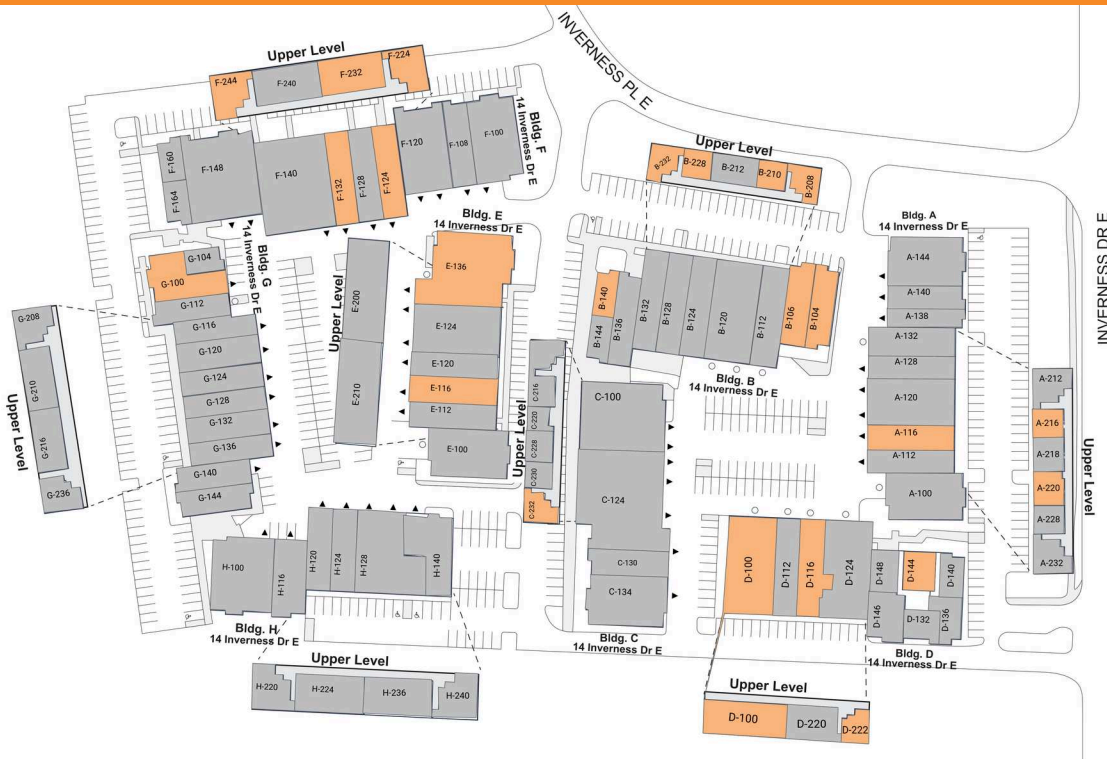
| BUILDING | SUITE | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|-------|------------|-------------|----------|------|----------|----|----|
| A        | A-116 | 2,071      | 603         | 29       | IND  | 0        | 1  | 0  |
| A        | A-216 | 636        | 636         | 100      | OFF  | 0        | 0  | 0  |
| A        | A-220 | 742        | 742         | 100      | OFF  | 0        | 0  | 0  |
| B        | B-104 | 1,907      | 1,907       | 100      | OFF  | 0        | 0  | 0  |
| B        | B-106 | 1,978      | 885         | 45       | IND  | 0        | 1  | 0  |
| B        | B-140 | 964        | 964         | 100      | OFF  | 0        | 0  | 0  |
| B        | B-208 | 855        | 855         | 100      | OFF  | 0        | 0  | 0  |
| B        | B-210 | 785        | 785         | 100      | OFF  | 0        | 0  | 0  |
| B        | B-228 | 992        | 992         | 100      | OFF  | 8        | 0  | 0  |
| B        | B-232 | 855        | 855         | 100      | OFF  | 0        | 0  | 0  |
| C        | C-232 | 855        | 855         | 100      | OFF  | 0        | 0  | 0  |
| D        | D-100 | 6,504      | 3,562       | 55       | IND  | 14       | 1  | 0  |
| D        | D-116 | 2,223      | 1,100       | 49       | IND  | 16       | 1  | 0  |
| D        | D-144 | 1,281      | 1,281       | 100      | OFF  | 0        | 0  | 0  |
| D        | D-222 | 746        | 860         | 100      | OFF  | 0        | 0  | 0  |
| E        | E-116 | 2,078      | 691         | 33       | IND  | 16       | 1  | 0  |
| E        | E-136 | 6,010      | 4,748       | 79       | IND  | 0        | 1  | 0  |

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| LEGEND |                   |
|--------|-------------------|
| ▲      | DOCK HIGH DOORS   |
| ○      | GRADE LEVEL DOORS |



■ AVAILABLE ■ OCCUPIED

## Current Availabilities

| BUILDING | SUITE | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|-------|------------|-------------|----------|------|----------|----|----|
| F        | F-124 | 2,161      | 1,556       | 72       | IND  | 16       | 1  | 0  |
| F        | F-132 | 2,138      | 1,116       | 52       | IND  | 0        | 1  | 0  |
| F        | F-224 | 855        | 855         | 100      | OFF  | 0        | 0  | 0  |
| F        | F-232 | 1,386      | 2,788       | 100      | OFF  | 0        | 0  | 0  |
| F        | F-244 | 855        | 855         | 100      | OFF  | 0        | 0  | 0  |
| G        | G-100 | 2,874      | 1,828       | 64       | IND  | 0        | 0  | 1  |



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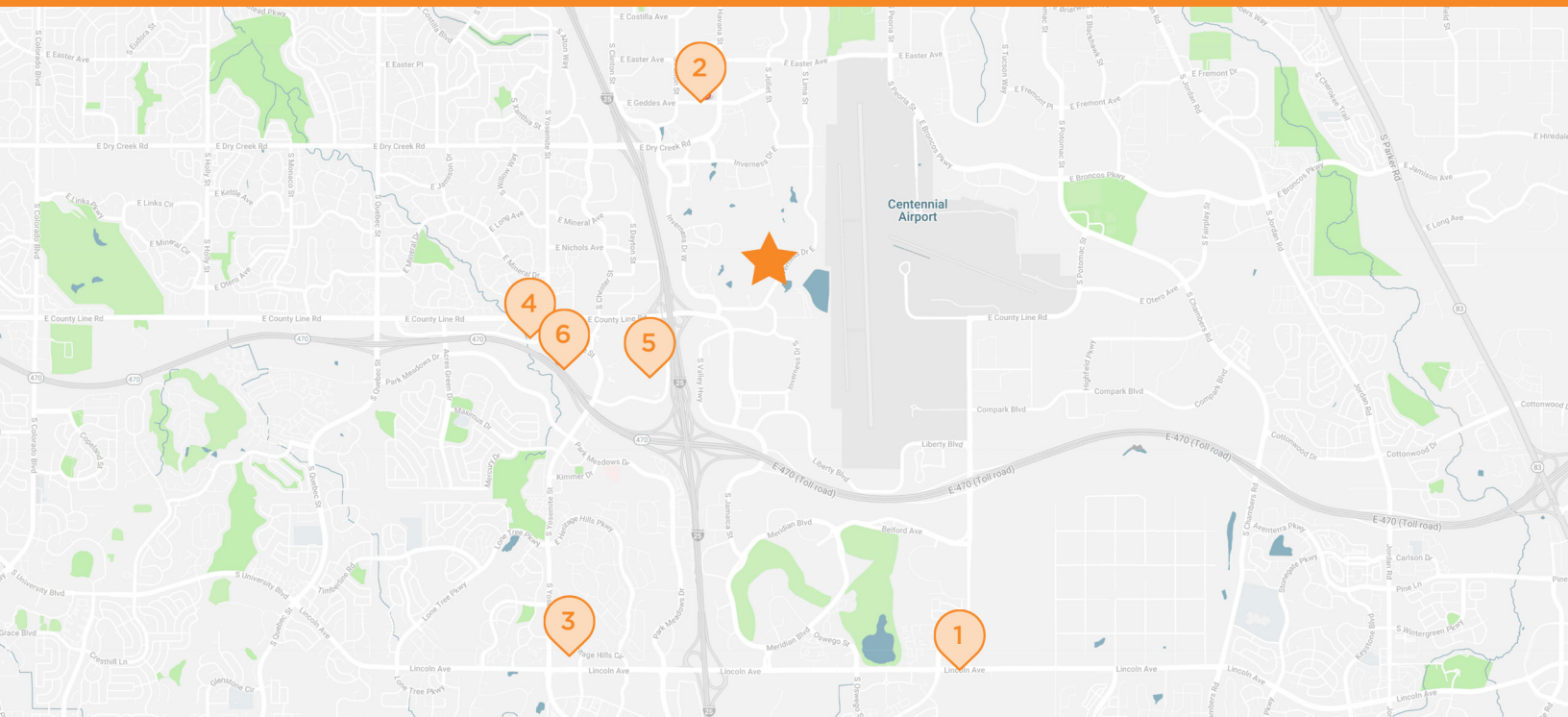
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## INVERNESS EXCHANGE

14 Inverness Drive East, Englewood, CO 80112

1

### CHASE BANK

12820 Lynnfield Dr.  
Englewood, CO

2

### US POSTAL SERVICE

7255 S. Havana St., #140  
Centennial, CO

3

### BANK OF AMERICA

9231 Lincoln Ave.  
Lone Tree, CO

4

### FEDEX SHIPPING

8330 Willow St.  
Lone Tree, CO

5

### PARK MEADOWS MALL

8401 Park Meadows Center Dr.  
Lone Tree, CO

6

### HOME DEPOT

8477 S. Yosemite St.  
Lone Tree, CO