

# 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

<b>AVAILABLE SF</b>	636-6,504 SF
<b>BUILDING SIZE</b>	215,266 SF
<b>MARKET</b>	Denver

**For more information, please contact:**

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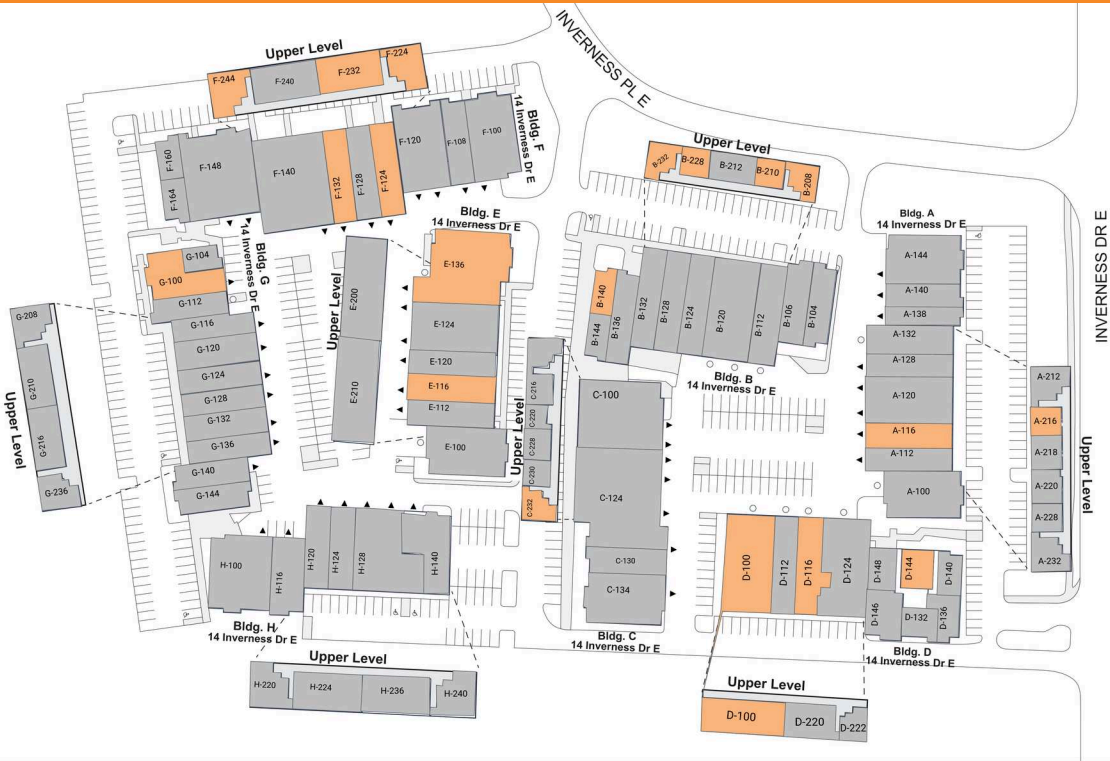
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**LEGEND**

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



■ AVAILABLE ■ OCCUPIED

## Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
A	A-116	2,071	603	29	IND	0	1	0
A	A-216	636	636	100	OFF	0	0	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
E	E-116	2,078	691	33	IND	16	1	0
E	E-132	2,211	0	0	IND	N/A	N/A	
E	E-136	3,799	4,748	79	IND	0	1	0
F	F-124	2,161	1,556	72	IND	16	1	0
F	F-132	2,138	726	34	IND	14	1	0
F	F-224	855	855	100	OFF	0	0	0

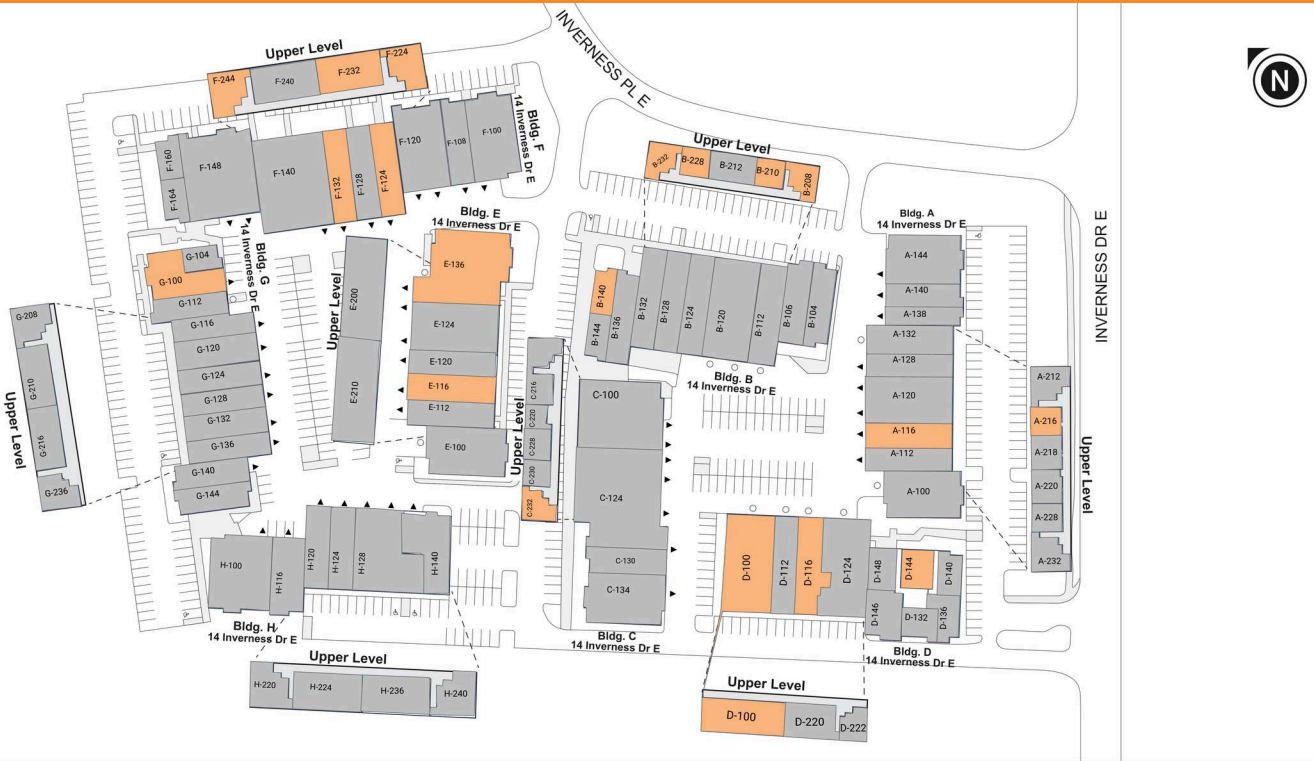
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BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
F	F-232	1,386	2,788	100	OFF	0	0	0
F	F-244	855	855	100	OFF	0	0	0
G	G-100	2,874	1,828	64	IND	0	0	1

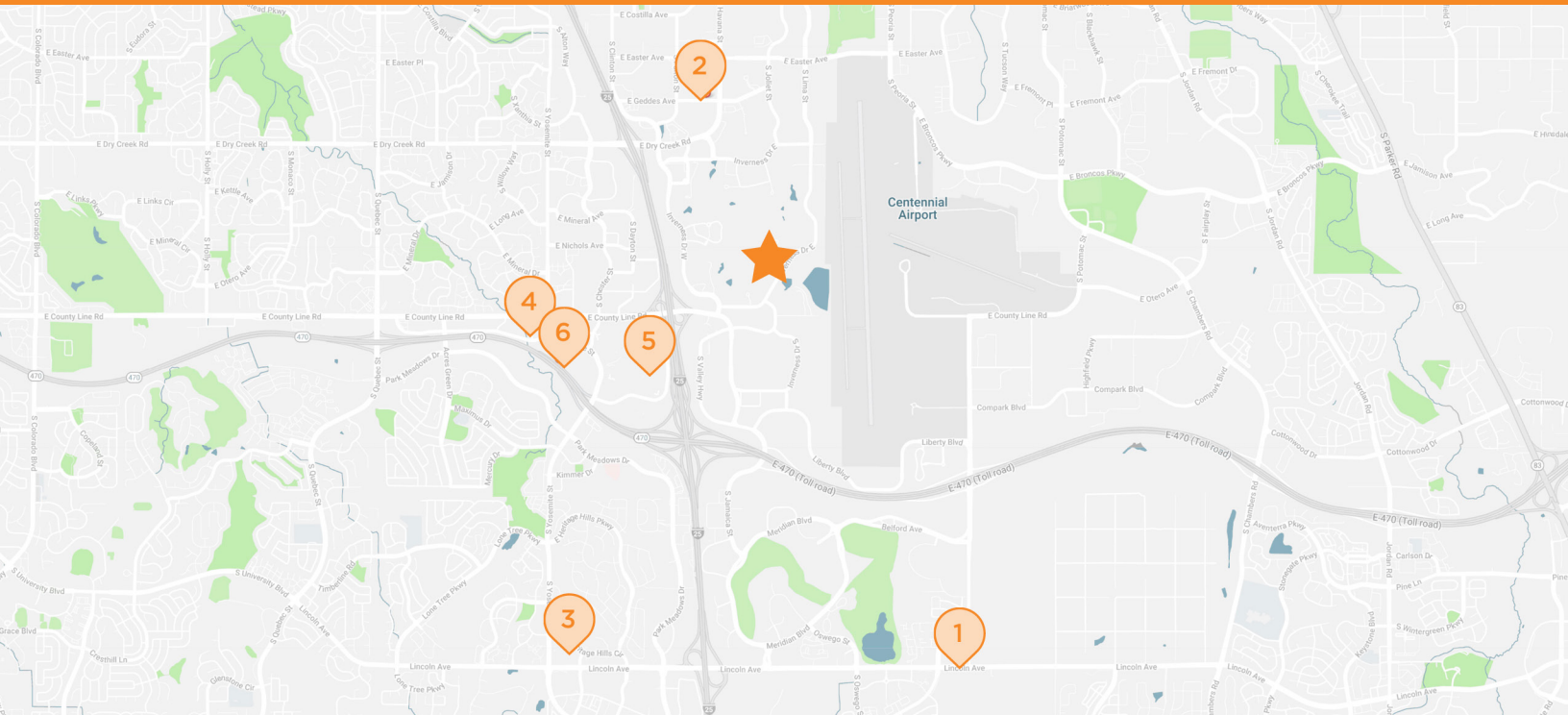
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## INVERNESS EXCHANGE

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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