

# 115

**INVERNESS DR E.**  
ENGLEWOOD, CO 80210

**\$20-\$22/ SF FS**  
**LEASE RATE**

**2,642-7,181 SF**  
**AVAILABLE SF**



**DENVER INFILL  
SPECIALISTS**



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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	<b>Suite 230</b> - 2,642 SF <b>Suite 250</b> - 4,539 SF
Lease Rate:	\$20.00 - \$22.00 SF/yr (Full Service)
Building Size:	55,084 SF
Year Renovated:	2019
Zoning:	I-1

### PROPERTY OVERVIEW

Unique Properties is pleased to offer the opportunity to lease the last remaining suites at the newly renovated 115 Inverness Dr E. office building conveniently located off of I-25 and E. Dry Creek Rd. Renovations to the building were recently completed including modernized common areas & bathrooms, upgraded patios, and common area WiFi. These suites are a move-in ready spec office with workstations in place perfectly suited for all types of office users and is available immediately.

### PROPERTY HIGHLIGHTS

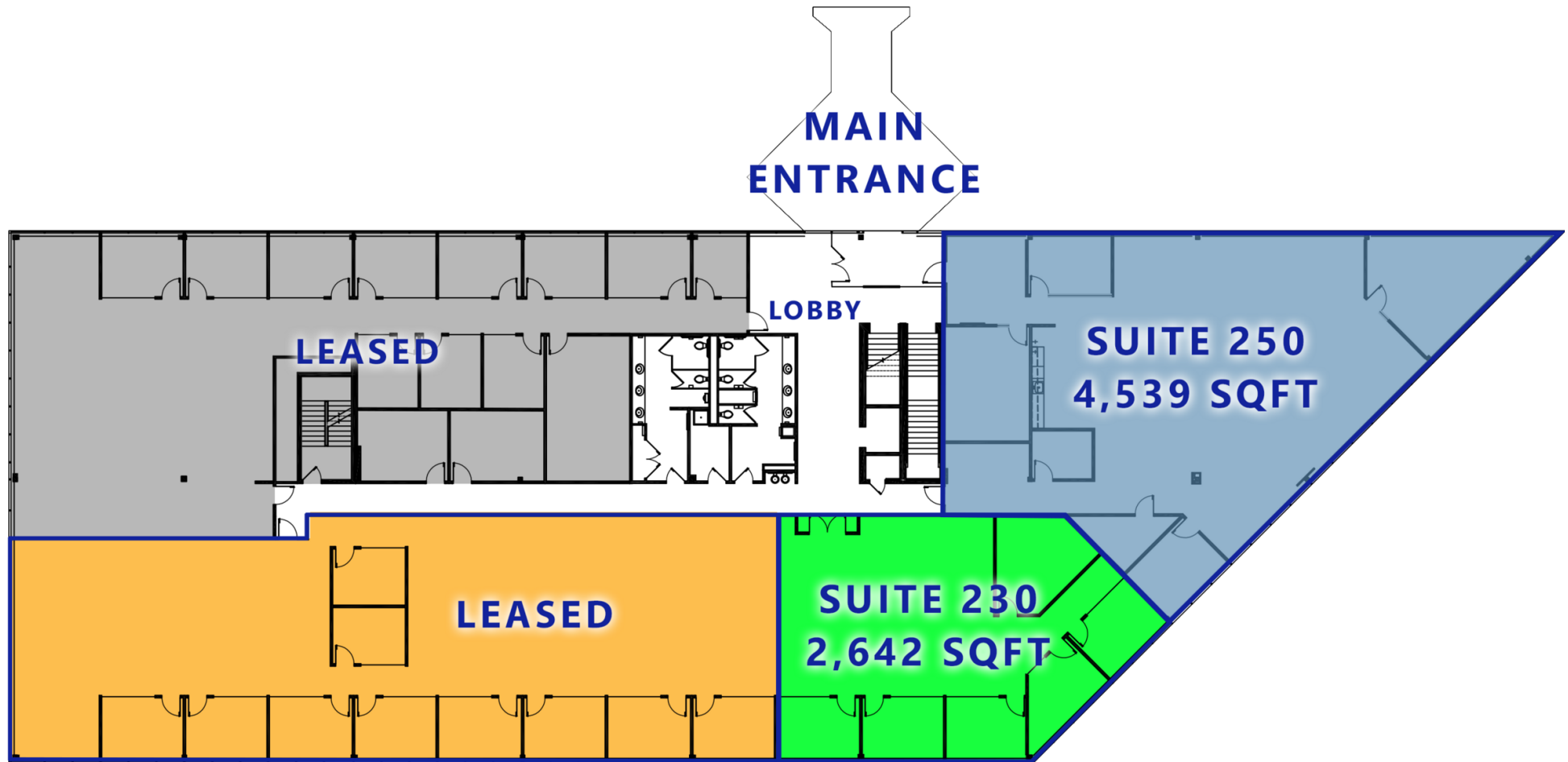
- Monument signage available
- Plug-n-Play space with workstation furniture available
- Main lobby visibility and presence
- Short walk to shops, restaurants, and light rail



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## FLOORPLAN





## PROPERTY PHOTOS





## AERIAL

