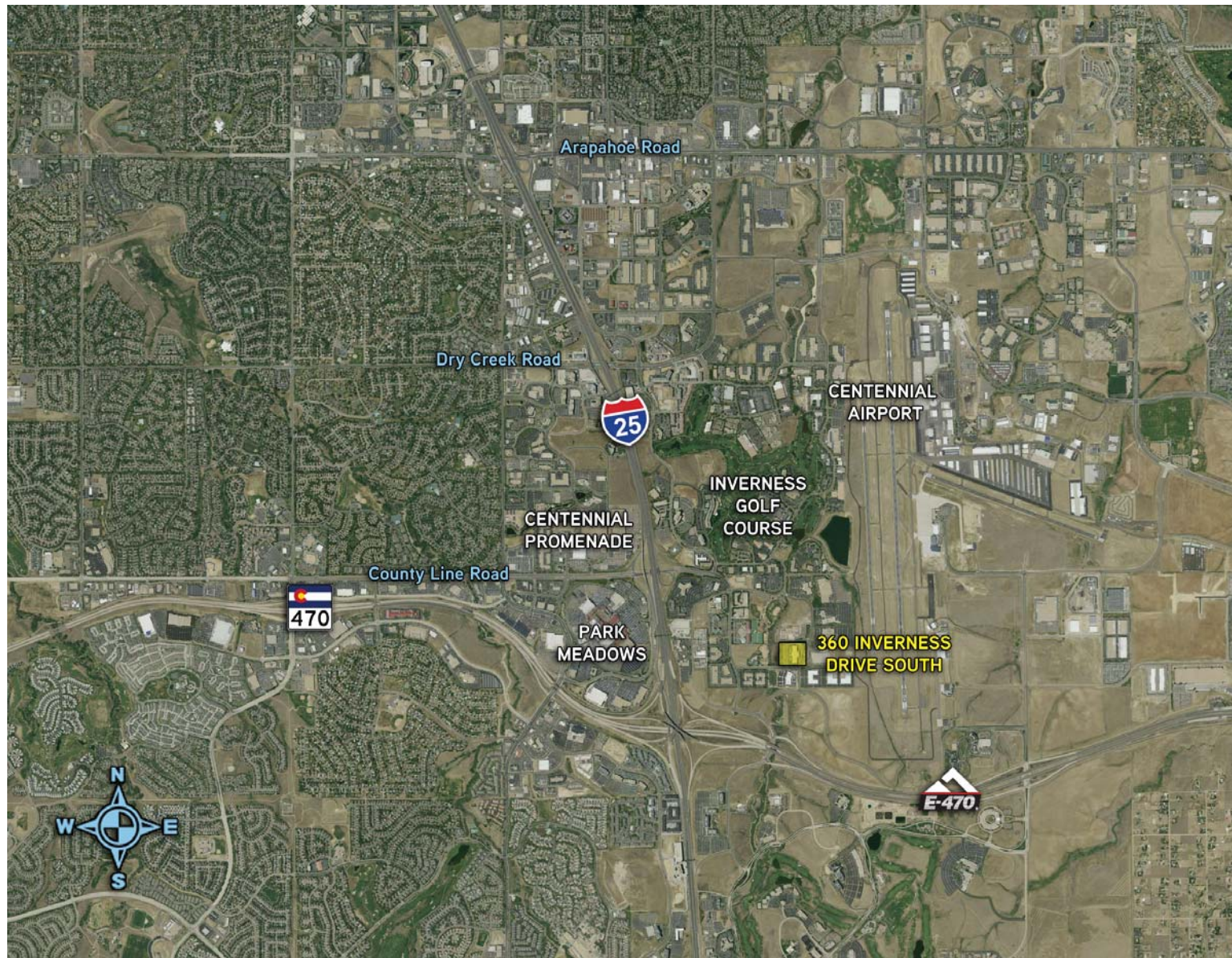


FOR LEASE > OFFICE

360 Inverness Drive South

ENGLEWOOD, CO 80112



Contact Us

AGENT: T.J. SMITH, SIOR
 303 283 4576
 DENVER, CO
tj.smith@colliers.com

AGENT: DREW WEIMAN
 303 283 4579
 DENVER, CO
drew.weiman@colliers.com

COLLIERS INTERNATIONAL
 4643 South Ulster Street, Suite 1000
 Denver, CO 80237
www.colliers.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



FOR LEASE > OFFICE

360 Inverness Drive South

ENGLEWOOD, CO 80112



Existing "Plug & Play" Call Center



AGENT: T.J. SMITH, SIOR
 303 283 4576
 DENVER, CO
tj.smith@colliers.com

AGENT: DREW WEIMAN
 303 283 4579
 DENVER, CO
drew.weiman@colliers.com

COLLIERS INTERNATIONAL
 4643 South Ulster Street, Suite 1000
 Denver, CO 80237
www.colliers.com

360 Inverness Drive South

ENGLEWOOD, CO 80112

Building Features

- > Available Space: 31,000 RSF on One Floor
- > Year Built: Built in 1995
- > Rental Rate: \$11.50/SF NNN
- > Availability: July 2012
- > Parking: 4.0:1000 SF Overall Ratio with 286 Stalls. An Extra 2 Acres is Available for Additional Parking
- > Ceiling Heights: 18' Throughout
- > Fiber: 2 Fiber Providers to Building, Verizon & Cbeyond
- > Wiring: Cat 5, 4 - Drops Per Station
- > Power: 2000 Amps 480/277 V, 3-Phase (Redundancy)
- > HVAC: 6 Unique Zones & 2 Shared Zones
- > Seating Capacity: Currently 186 Workstations are In Place (Herman Miller - 8' x 6' Cubes)
- > Data Center/Backup Power:
 - A 750 KW 480/277 V 3-Phase Diesel Generator Exists with an 800-Gallon Tank
 - 338 KVA, 480/227 V, 3-Phase UPS
 - 50 HP Fire Pump
 - FM-200 Fire Protection in Data Center & UPS Room
- > Security: GE Security Access Control with HID Card Readers. Ethernet Based Cameras with Site DVR
- > Flooring: Slab on Grade
- > Building Amenities: The Building Offers:
 - Multiple Conference and Training Facilities
 - Individual Tenant Identification Signage
 - Plug & Play Infrastructure
- > Area Amenities: The Area Offers:
 - Outstanding Business Park Setting
 - Numerous Restaurants and Hotels Exist Within a 2 Minute Drive in the Inverness Business Park Area
- > Access: The Building is Conveniently Located at the Major Intersection of I-25 and 470

Building Floor Plan

