



FOR SALE | OFFICE

# THE DIAMOND RESOURCES BUILDING

**63 INVERNESS DR E  
ENGLEWOOD, CO 80112**

BILL WOODWARD  
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bwoodward@risecps.com

RISE COMMERCIAL PROPERTY SERVICES | 188 INVERNESS DR. WEST, SUITE 150, ENGLEWOOD, CO 80112 | 303.799.9500



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# PROPERTY INFORMATION

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## SECTION 1

BILL WOODWARD  
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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$4,900,000
Available SF:	4,477 - 7,856 SF
Lot Size:	0 Acres
Year Built:	1990
Building Size:	29,350 SF
Renovated:	2012
Zoning:	I-1
Market:	Denver
Submarket:	Inverness
Price / SF:	\$166.95

## PROPERTY OVERVIEW

Class B office property available for sale

## PROPERTY HIGHLIGHTS

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# PROPERTY DESCRIPTION



## PROPERTY OVERVIEW

Class B office property available for sale

## LOCATION OVERVIEW

East of I-25. Located at the south end of the Inverness Business Park

# COMPLETE HIGHLIGHTS

## SALE HIGHLIGHTS

- 





# ADDITIONAL PHOTOS







# FINANCIAL ANALYSIS

## SECTION 2

BILL WOODWARD

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# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

Price	\$4,900,000
Price per SF	\$166.95
CAP Rate	-
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

## OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	-
Pre-Tax Cash Flow	-

## FINANCING DATA

Down Payment	-
Loan Amount	-
Interest Rate	- %
Amortization Schedule	- Years
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

# INCOME & EXPENSES

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INCOME SUMMARY

PER SF

<b>Gross Income</b>	-	-
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EXPENSE SUMMARY

PER SF

<b>Gross Expenses</b>	-	-
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<b>Net Operating Income</b>	-	-
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# SALE COMPARABLES

## SECTION 3

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SALE COMPS

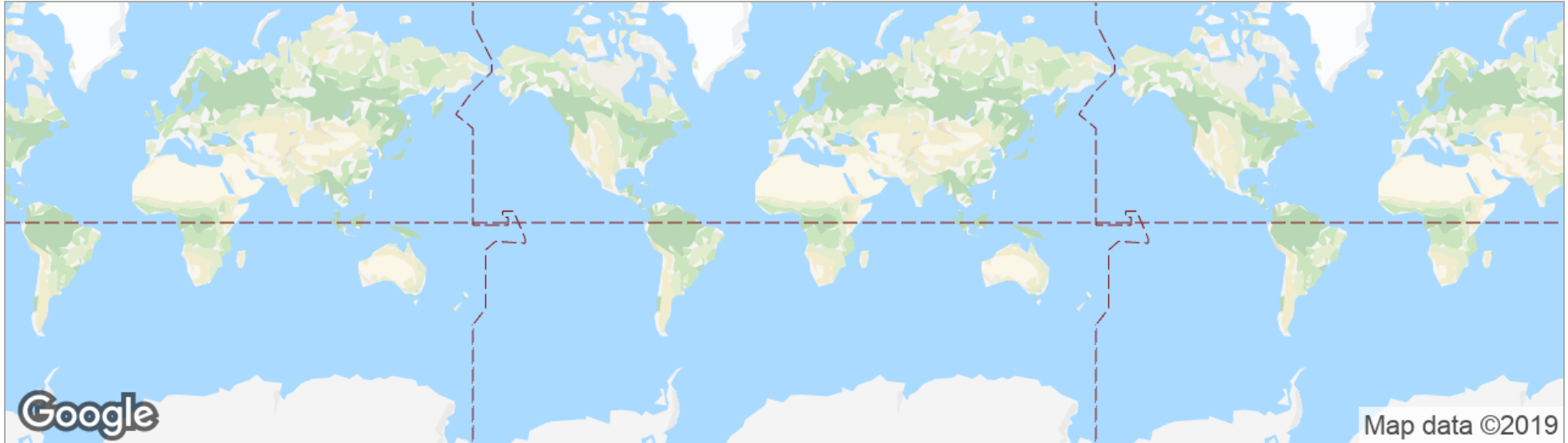
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# SALE COMPS SUMMARY

SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	
 <b>The Diamond Resources Building</b> 63 Inverness Dr E Englewood, CO 80112	\$4,900,000	29,350 SF	\$166.95	-	-	
SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
<b>Totals/Averages</b>	<b>\$</b>	<b>SF</b>	<b>\$NaN</b>	<b>0.0%</b>		

# SALE COMPS MAP



**SUBJECT PROPERTY**

63 Inverness Dr E | Englewood, CO 80112





# RENT COMPARABLES

## SECTION 4

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# RENT COMPS

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# RENT COMPS SUMMARY

SUBJECT PROPERTY	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
 <b>The Diamond Resources Building</b> 63 Inverness Dr E Englewood, CO 80112	\$22.00 SF/yr (Full Service)	4,477 - 7,856 SF	29,350 SF	-	84.8%
RENT COMPS	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
<b>Totals/Averages</b>	-	-	-	-	-