

OFFICE/FLEX SPACE
FOR LEASE

313-317 Inverness Way South

ENGLEWOOD, CO



Building Information

- › Total Project Size: 72,590 SF
- › Site Size: 5.54 Acres
- › Available: 32,766 SF (Divisible to 15,742 SF)
- › Loading: Drive-In and Dock High
- › Clear Height: 12'-14'
- › YOC: 1982
- › Power: 120/208 V, 1600 Amp, 3-Phase
- › HVAC: 100%
- › Sprinklered: Yes
- › Zoning: I-1
- › Parking: 3.3:1,000 SF
- › Lease Rate: \$8.50/SF – \$9.50/SF NNN
- › Operating Expenses: \$5.76/SF (Estimated 2015)

Highlights

“ Monument
Signage
Available ”

- › Access via I-25 and County Line Road or E-470
- › Truck court loading capabilities
- › Great parking ratio
- › Excellent broadband connectivity
- › Private entrances
- › Near Inverness Golf Course, Hotel and Conference Center, Colorado Athletic Club and Centennial Airport

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Accelerating success.

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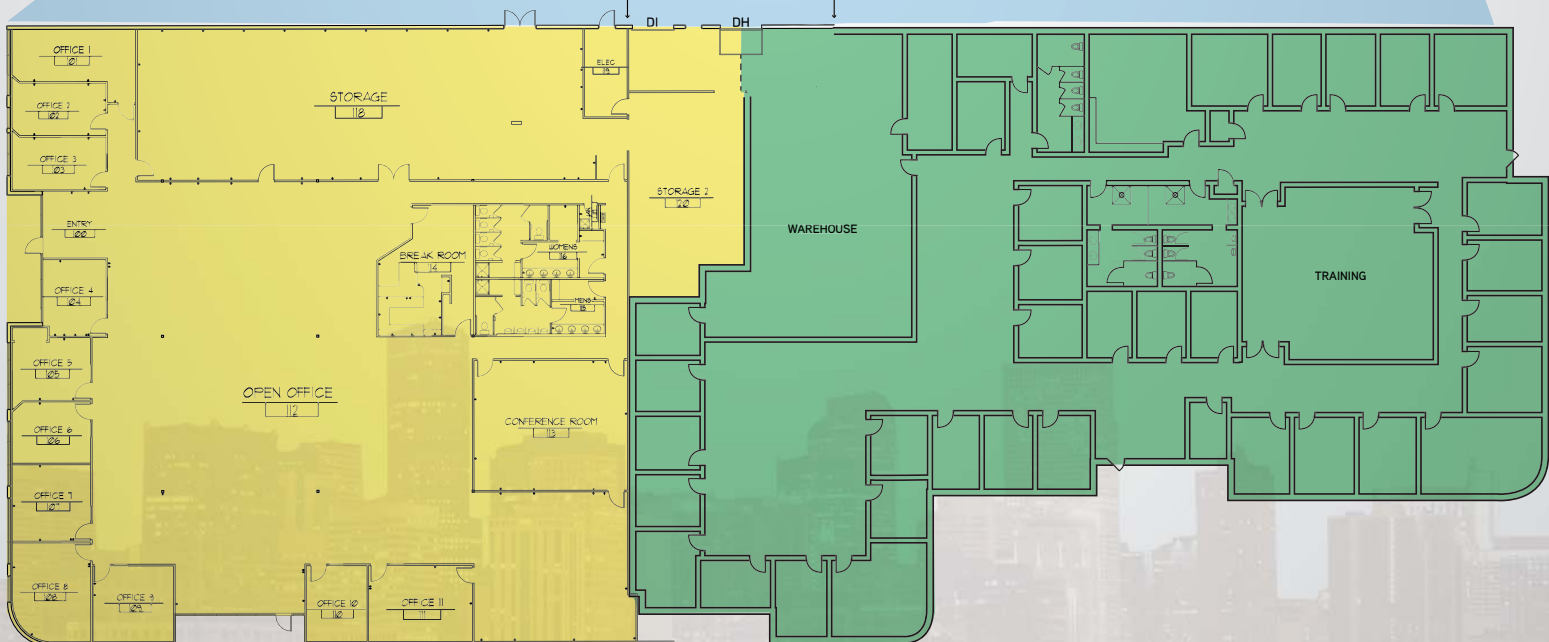
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SHARED WAREHOUSE/STAGING AREA



15,742 SF

17,024 SF