

1 INVERNESS DRIVE EAST

Englewood, CO 80112

**OFFICE/WAREHOUSE BUILDING
20,151 SF (47% LEASED, 10,312 SF AVAILABLE
FOR IMMEDIATE OCCUPANCY)**



FOR SALE OR LEASE

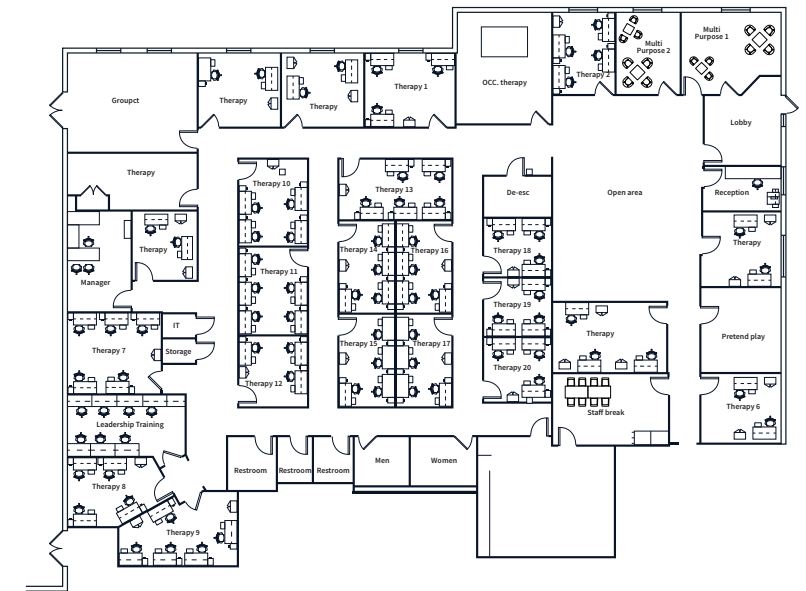




SALE PRICE: CONTACT BROKERS | LEASE RATE: CONTACT BROKERS

**9,500 SF
LEASED
THROUGH
12/31/2031**

\$200,640 (2026 NOI)



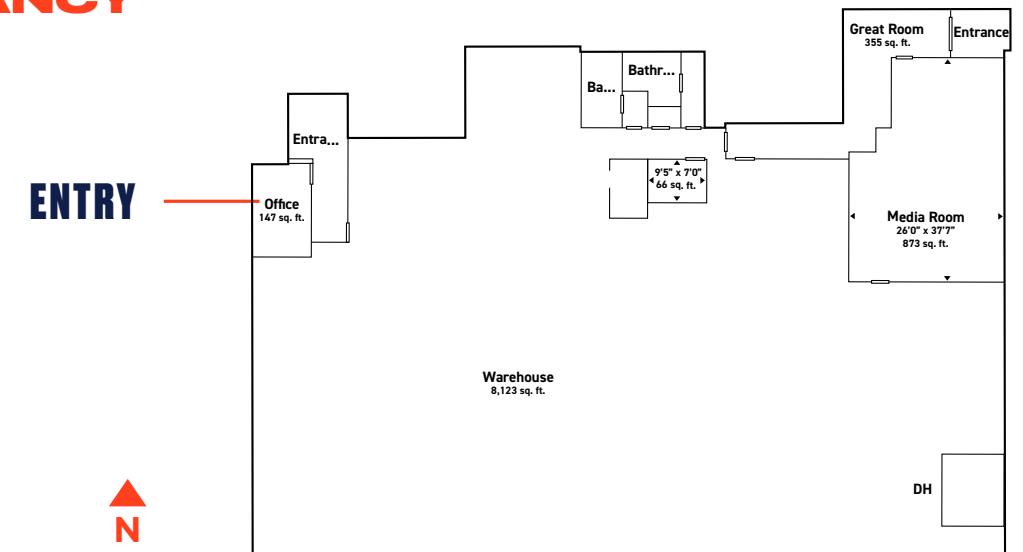
PROPERTY HIGHLIGHTS

Rarely available 20,151 SF office/warehouse building presents exceptional dual opportunity for investors and owner-users. Property features 9,500 SF of secured lease income through December 2031, providing stable cash flow, plus 10,312 SF available for immediate possession. This flexible configuration allows for owner occupancy, additional leasing income, or future expansion.

- Total Building Size: 20,151 SF
- Total Available Size: 10,312 SF (2,139 SF office, 8,123 SF warehouse)
- Parking Ratio: 5.1:1,000 SF
- Loading: One (1) Dock-high door with ramp that can be removed
- Site Size: 2.05 Acres
- County: Arapahoe County
- Clear Height: 12'
- Sprinkler System: Yes, standard wet system
- Operating Expenses: \$8.52/SF
- Sale Price / Lease Rate: Contact brokers

**10,312 SF
AVAILABLE FOR
OCCUPANCY**

12' CLEAR





TREVEY
COMMERCIAL

FOR MORE INFORMATION, PLEASE CONTACT:

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