

160



INVERNESS DRIVE WEST



PROPERTY

SPECIFICATIONS



PROPERTY ADDRESS

160 Inverness Drive West
Englewood, CO 80112



AVAILABLE RSF / TOTAL

2,177 - 91,601 RSF / 108,707 RSF



YEAR BUILT / RENOVATED

1981 / 2018



SURFACE PARKING

3.30 / 1,000 RSF



TIMING

Available Immediately



ASKING RENT

\$22.50-\$23.50/RSF FSG
(Yr. 1 w/ Escalations)

FULL BUILDING POTENTIAL!

EXCLUSIVELY MARKETING BY:

Natasha Felten

303 327 5800

nfelten@colocomm.com

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160



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BUILDING AMENITIES



WALKING DISTANCE TO E & R LIGHT RAIL LINE

Core First Bank
Eddy Merlot's
Esme Cafe
Marco's Coal Fired
Pizza
Mimi's Nail Bar

Metropolitan Bar
and Grill
OnPoint Urgent Care
Sumits Yoga
Three Little Griddles



ADJACENT TO INVERNESS GOLF COURSE & HILTON DENVER INVERNESS



JOHN DEERY PARK ACCESS



MONUMENT SIGNAGE



RENOVATED BUILDING LOBBY



TENANT FITNESS FACILITY



OUTDOOR TENANT DECK; SOME PRIVATE PATIOS



PROFESSIONALLY OWNED & MANAGED

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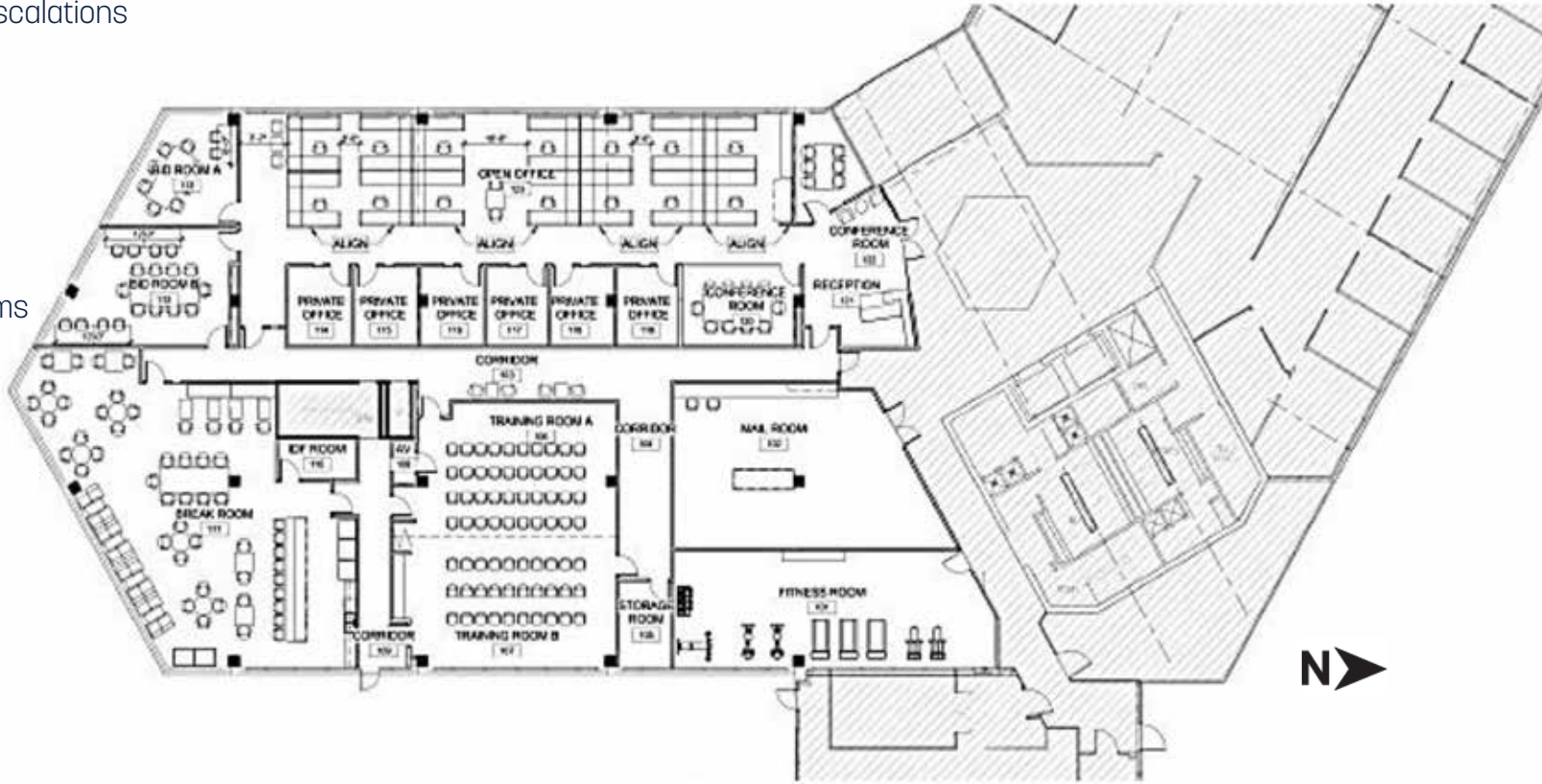
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SUITE 110

Size: ±11,161 RSF
Available: Immediately
Rate: Negotiable
 Subject to Annual Escalations

- Buildout:**
- Reception Area
 - Mail Room
 - Break Room
 - Fitness Room
 - IT Room
 - Storage Room
 - Open Bullpen
 - (2) Conference Rooms
 - (2) Training Rooms
 - (2) Board Rooms
 - (6) Private Offices
 - (3) Sides of Glass

Offering: Sublease or Direct



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SUITE 160

Size: ±4,864 RSF
Available: Immediately
Rate: \$22.50-\$23.50/RSF FSG
 Subject to Annual Escalations
Buildout: Conference Room
 Reception Area
 Work Room/Storage
 Open Bullpen
 (5) Private Offices on the Glass

SUITE 140

Size: ±640 RSF

SUITE 150

Size: ±4,828 RSF

SUITE 170

Size: ±1,614 RSF

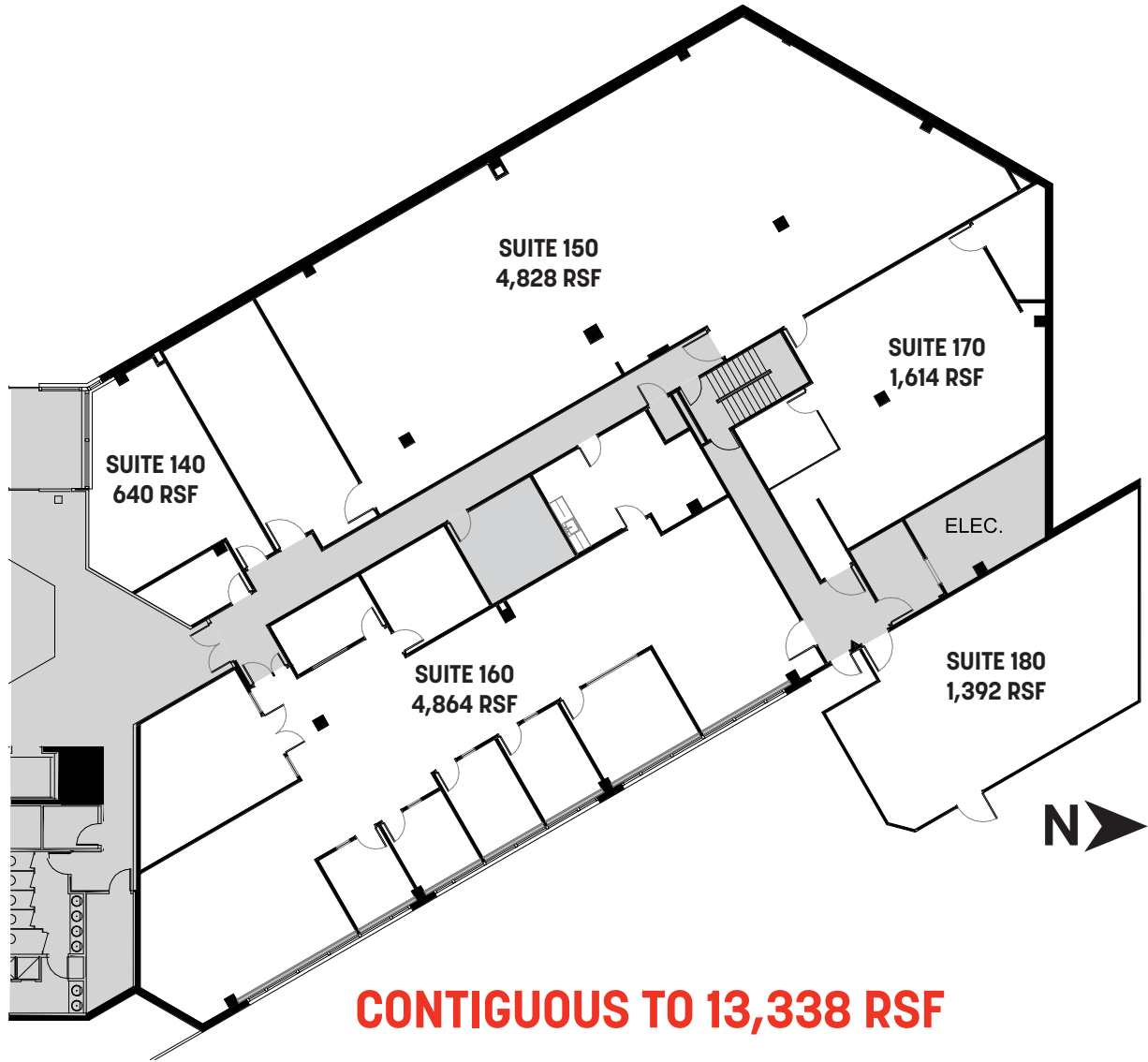
SUITE 180

Size: ±1,392 RSF

Available: 11/01/2025

Rate: \$22.50-\$23.50/RSF FSG Yr. 1.
Subject to Annual Escalations

Buildout: All Four Suites Have Open Work Areas



CONTIGUOUS TO 13,338 RSF

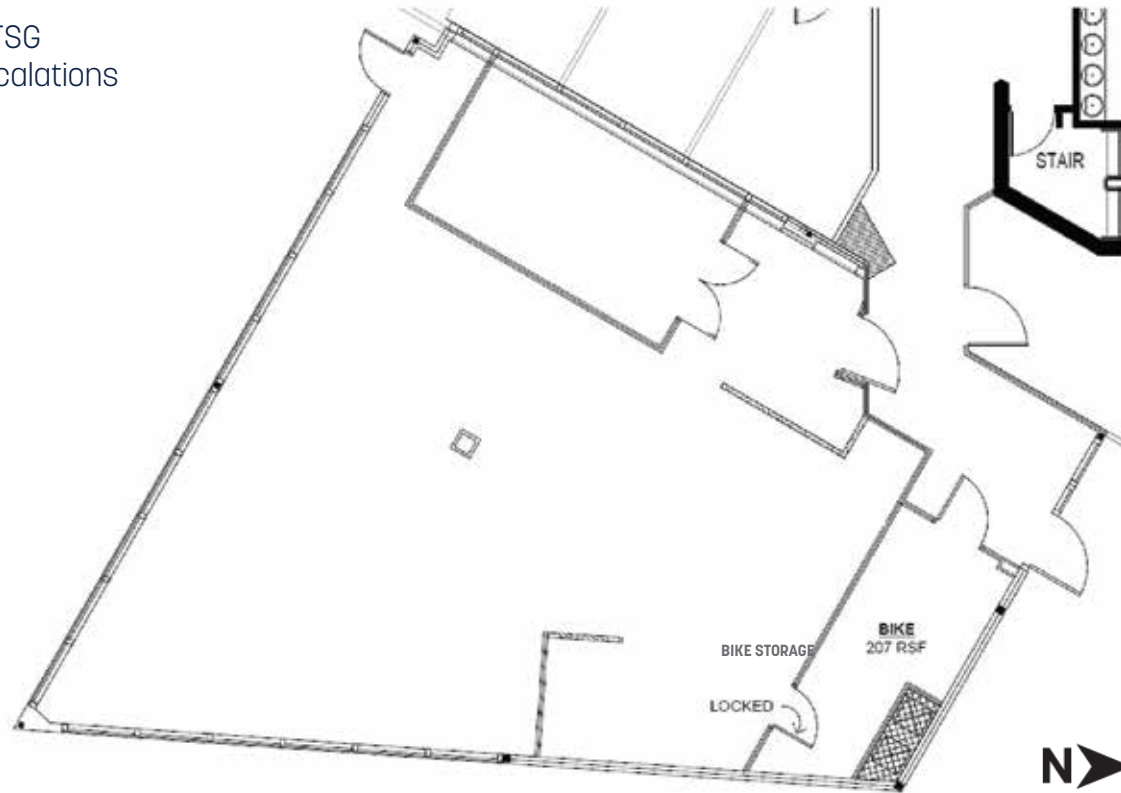
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SUITE 130

- Size:** ±2,384 RSF
- Available:** Immediately
- Rate:** \$22.50-\$23.50/RSF FSG
Subject to Annual Escalations
- Buildout:** Reception Area
Open Bullpen
Bike Storage
Conference Room



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SUITE 210A

- Size:** ±2,806 RSF
- Available:** Immediately
- Rate:** \$22.50-\$23.50/RSF FSG
Subject to Annual Escalations
- Buildout:** Reception Area
Open Bullpen
(2) Conference Rooms
(1) Private Office
Open Kitchen



CONTIGUOUS TO 6,527 RSF

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SUITE 210B

- Size:** ±3,721 RSF
- Available:** Immediately
- Rate:** \$22.50-\$23.50/RSF FSG
Subject to Annual Escalations
- Buildout:** Reception Area
Open Bullpen
Conference Room
(3) Private Offices
Open Kitchen
IT Room



CONTIGUOUS TO 6,527 RSF

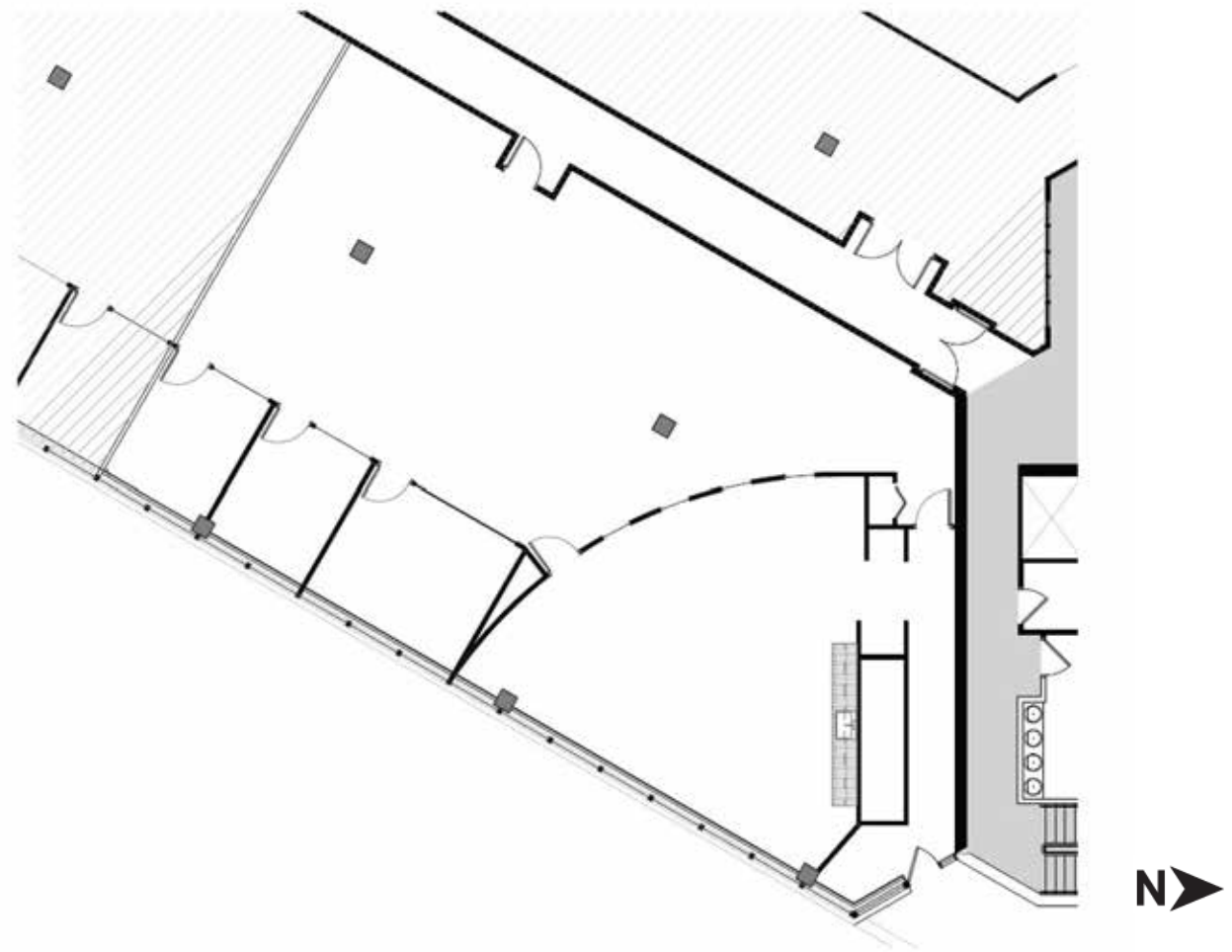
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SUITE 220

- Size:** ±4,069 RSF
- Available:** Immediately
- Rate:** \$22.50-\$23.50/RSF FSG
Subject to Annual Escalations
- Buildout:** Break Room/Kitchen
Open Bullpen
(3) Private Offices



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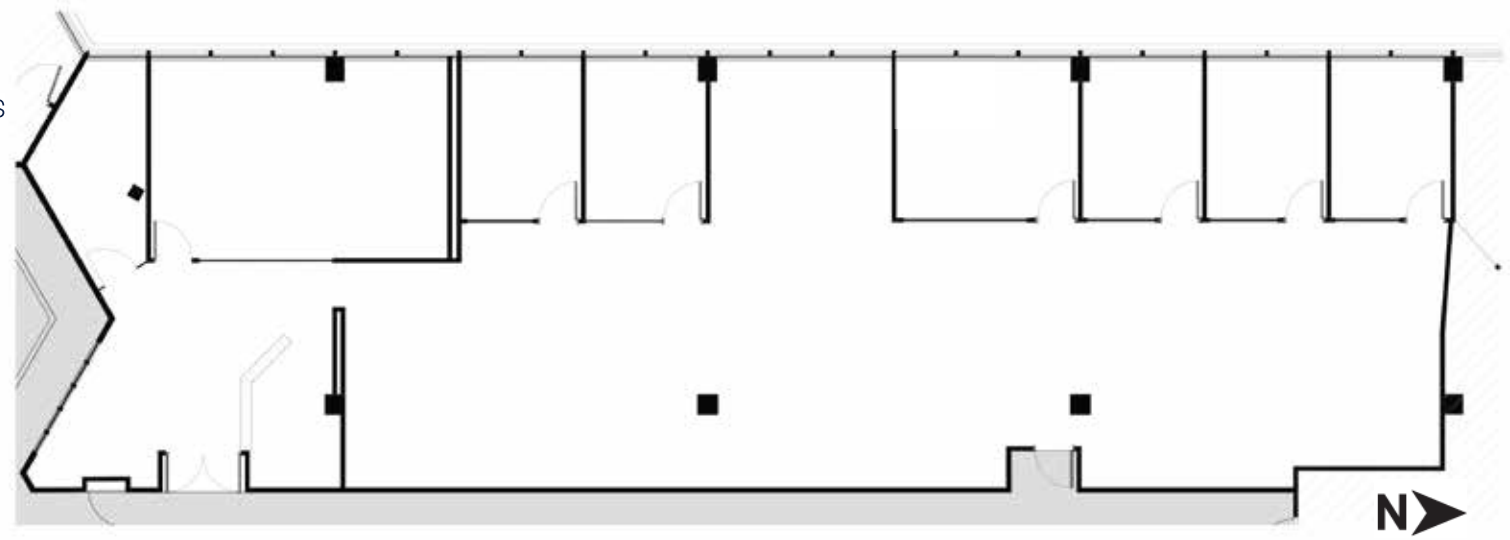
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SUITE 225

- Size:** ±4,601 RSF
- Available:** Immediately (Subject to termination)
- Rate:** \$22.50-\$23.50/RSF FSG
Subject to Annual Escalations
- Buildout:** Reception Area
Open Bullpen
Storage
Conference Room
(6) Offices on the Glass



CONTIGUOUS TO 13,108 RSF

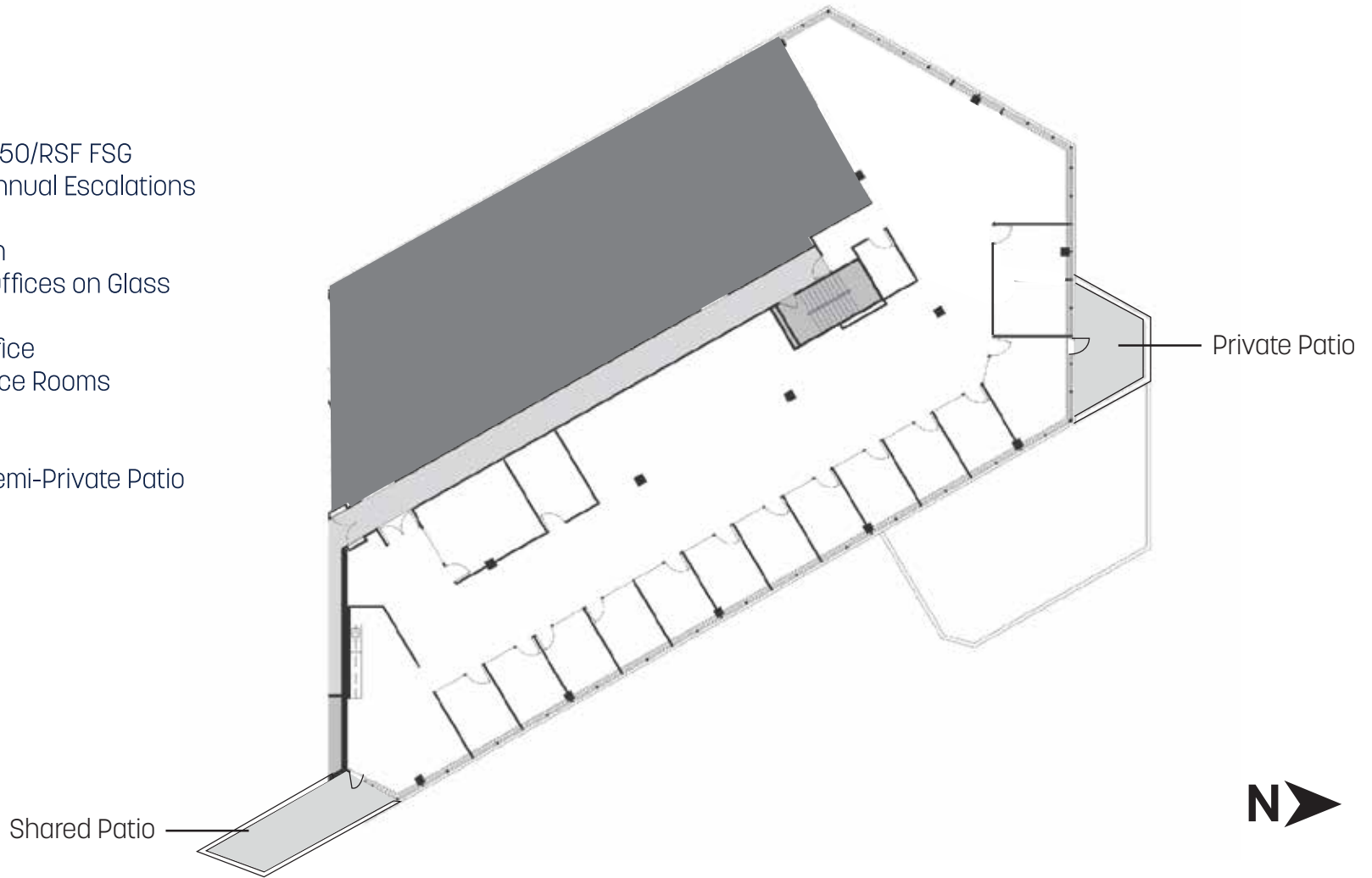
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SUITE 250

- Size:** ±8,507 RSF
- Available:** Immediately
- Rate:** \$22.50-\$23.50/RSF FSG
Subject to Annual Escalations
- Buildout:** Reception
Open Bullpen
(13) Private Offices on Glass
Kitchen
(1) Interior office
(2) Conference Rooms
IT Room
Kitchen
Access to Semi-Private Patio



CONTIGUOUS TO 13,108 RSF

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SUITE 300

- Size:** ±27,176 RSF
- Available:** Immediately
- Rate:** Negotiable
Subject to Annual Escalations
- Buildout:** (84) Workstations
(35) Private Offices
- Offering:** Sublease or Direct



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