

INVERNESS COMMONS

96-114 INVERNESS DRIVE E.
ENGLEWOOD, CO 80112

FOR LEASE:

Ideal Southeast Industrial / Flex Spaces



Located Within
Inverness Business
Park



Excellent Access to
Dry Creek Rd. & County
Line Rd. From I-25



Many Nearby
Amenities Including
Park Meadows Mall



Flexible Lease Terms



Multitude of Allowable
Uses

PROPERTY INFORMATION

Total Project Size:	155,227 SF
Lease Rate:	\$13.50-\$15.50/SF NNN
2026 CAM:	\$7.07/SF
Loading:	Drive-In & Dock High
Clear Height:	14'-16'
Power:	Up to 6,000 Amps, 3-Phase, 4-Wire (TBV)
City/County:	Englewood/Arapahoe
Zoning:	MU PUD
Parking:	2.06/1000 SF

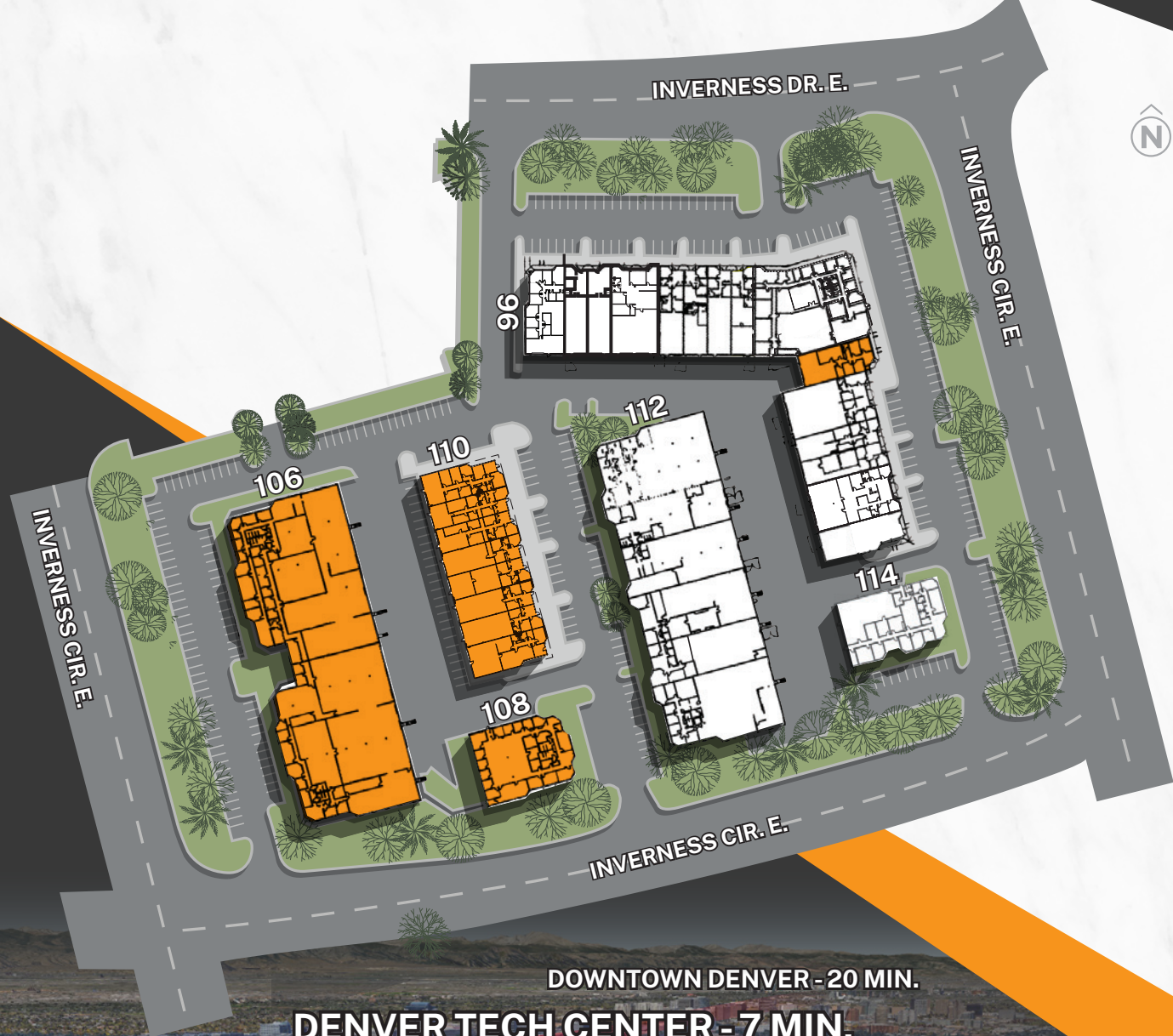


Colliers

CODY SHEESLEY
303 309 3520
Cody.sheesley@colliers.com

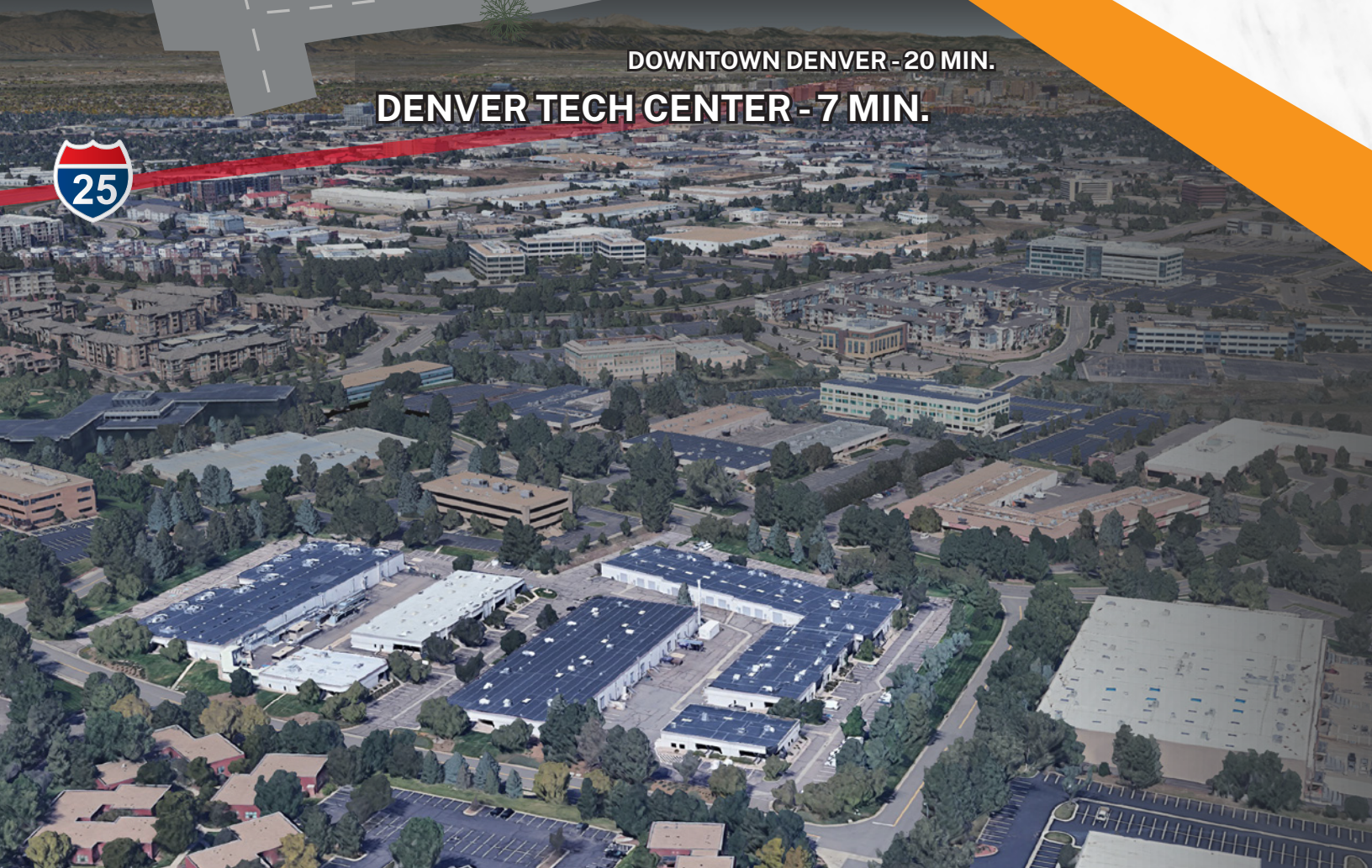
T.J. SMITH, SIOR
303 283 4576
tj.smith@colliers.com

4643 S. Ulster St., Ste. 1000
Denver, CO 80237
+1 303 745 5800 | colliers.com/denver



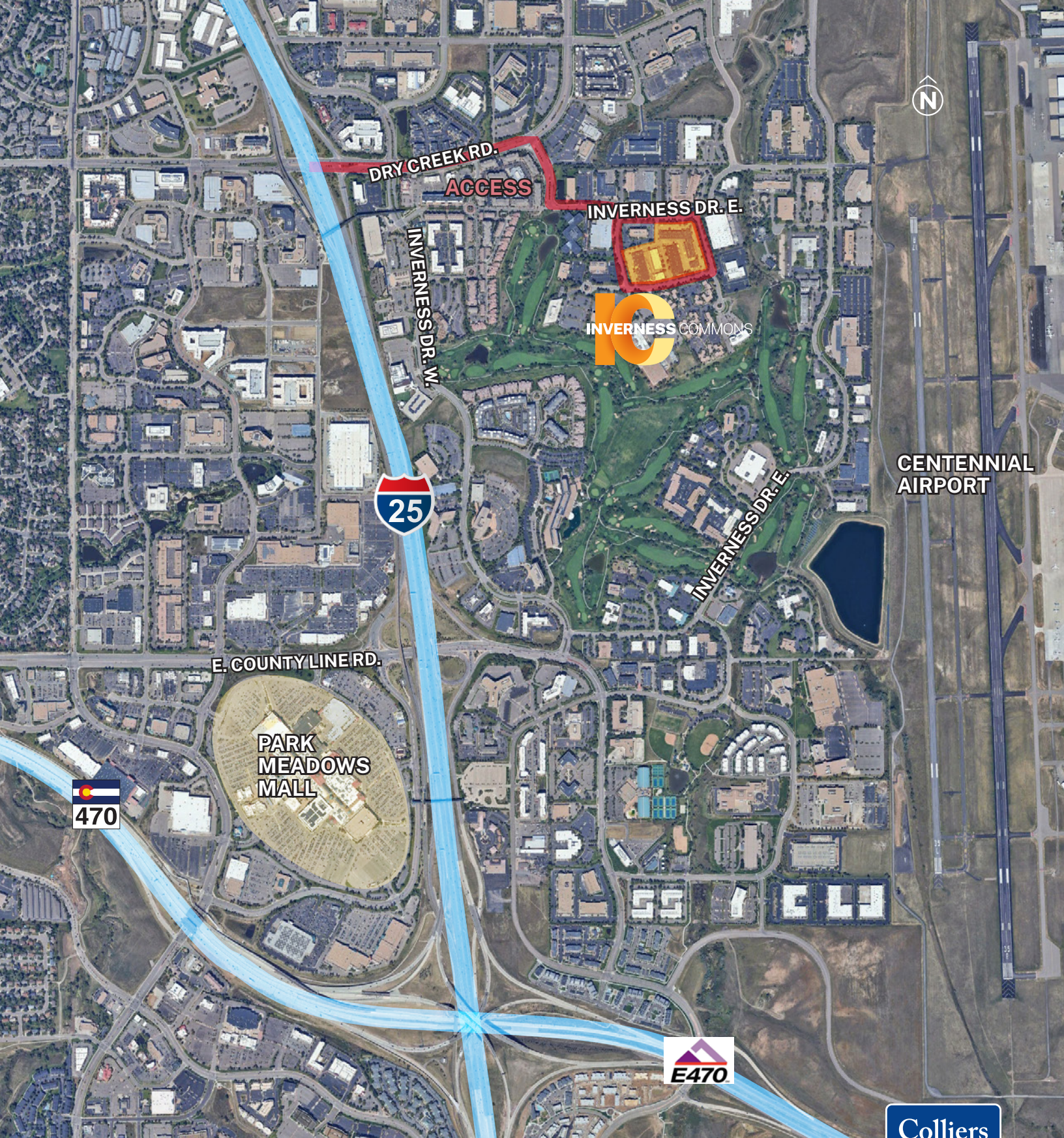
DOWNTOWN DENVER - 20 MIN.

DENVER TECH CENTER - 7 MIN.



CURRENT AVAILABILITY

BLDG.	SUITE	SIZE	LOADING	COMMENTS	BASE RENT	AVAILABLE
96	H	2,560 SF	1 Drive-In	60% Office	\$14.50/SF NNN	Immediately
106		37,602 SF	2 Dock High	60% Office	\$13.50/SF NNN	Q1 2027
108		6,948 SF	1 Dock High 2 Drive-Ins	85% Office (Will Demo)	\$15.50/SF NNN	60 Days
110	A	2,558 SF	1 Drive-In	Minimal Office	\$14.50/SF NNN	30 Days
110	B	1,971 SF	1 Drive-In	Minimal Office	\$14.50/SF NNN	30 Days
110	C	1,930 SF	1 Drive-In	Minimal Office	\$14.50/SF NNN	30 Days
110	D	1,964 SF	1 Drive-In	Minimal Office	\$14.50/SF NNN	30 Days
110	E	1,917 SF	1 Drive-In	Minimal Office	\$14.50/SF NNN	30 Days
110	F	1,985 SF	1 Drive-In	Minimal Office	\$14.50/SF NNN	30 Days
110	G	1,944 SF	1 Drive-In	Minimal Office	\$14.50/SF NNN	30 Days
110	H	2,592 SF	1 Drive-In	Minimal Office	\$14.50/SF NNN	30 Days
110	A-H	16,861 SF (Divisible to 1,917 SF)	1 Drive-In Each Unit	Minimal Office	\$13.50-14.50/SF NNN	30 Days



CODY SHEESLEY
303 309 3520
Cody.sheesley@colliers.com

T.J. SMITH, SIOR
303 283 4576
tj.smith@colliers.com

4643 S. Ulster St., Ste. 1000
Denver, CO 80237
+1 303 745 5800 | colliers.com/denver

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.