

For Lease

11 Inverness Way South,
Englewood, CO 80112

PROPERTY DETAILS

Fountainhead Commercial is excited to present the opportunity to lease approximately 7,000 rentable square feet of flex space at 11 Inverness Way South, located in the desirable Inverness Business Park. The freestanding building is located $\frac{3}{4}$ of a mile northeast of the I-25 and County Line Road interchange.

The available suite is ideal for any tech company, staging/manufacturing company or a traditional office user seeking a location in south Denver. The demised premises features a reception area, three offices on glass and three interior offices, a conference room, a bullpen/production area, a kitchen and a storage room. Additionally, there is a large open area designed for manufacturing, assembly and/or distribution of product.



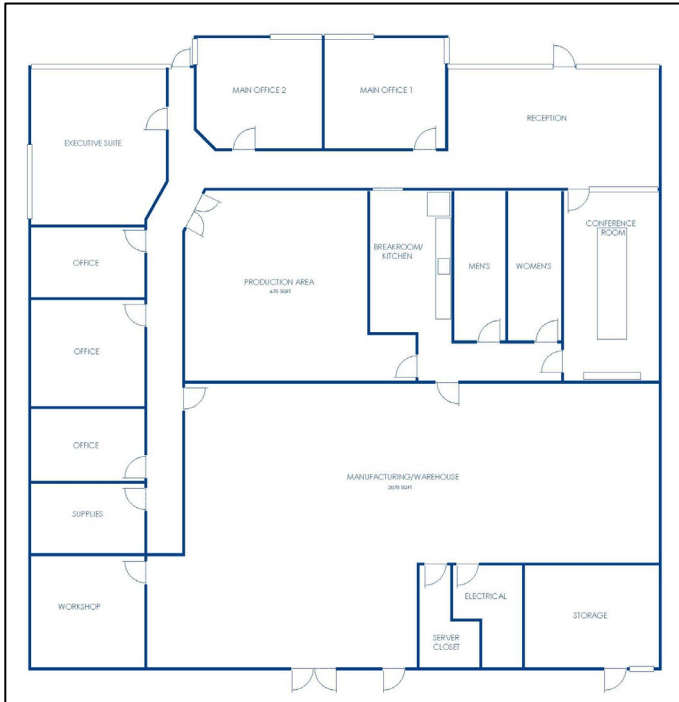
BUILDING INFORMATION

- 15-minute walk to the County Line Light Rail Station
- The building is owned by ElkStone Properties, LLC
- Building Management is handled by Compass Management, LLC
- Located in Arapahoe County

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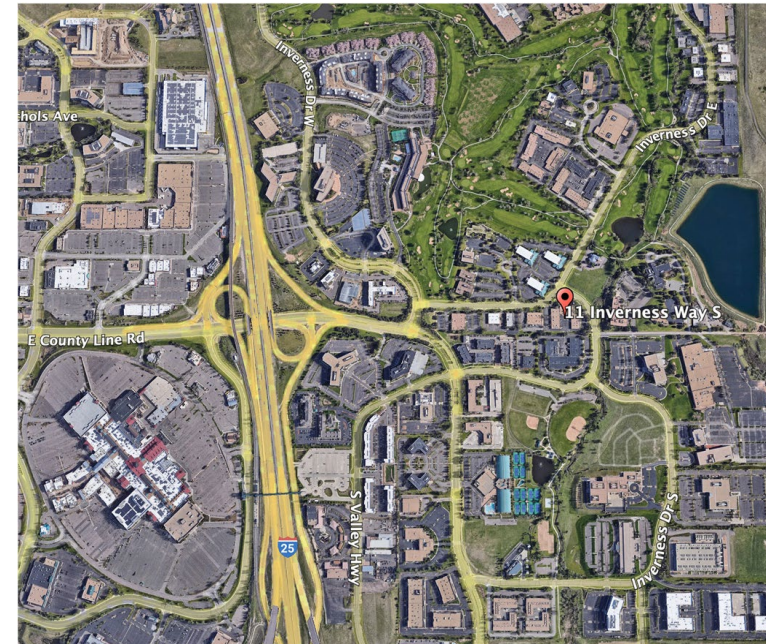
FLOOR PLAN



SPACE HIGHLIGHTS

- Rental Rate: \$12.50-\$13.50 NNN
- NNN Expense Estimate: \$4.75/RSF
- Clear Height: 12-foot
- Parking Ratio: RSF
- Loading Area: located at the rear of building
- Power: 3-phase, 400 Amp, 240 Volt
- Availability: 30-days notice

PROPERTY LOCATION



KITCHEN



PRODUCTION AREA



LOADING

