



**BUELL**

**FOR SALE**

**DTC FLEX/ OFFICE SPACE**

**67 INVERNESS DR. E, ENGLEWOOD, CO**



**CONTACT:**

**DAVID FOLEY**  
**BUELL & COMPANY**  
Broker

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**BUELL & COMPANY**  
50 S. STEELE ST.  
SUITE 1000  
DENVER, CO 80209



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# PROPERTY OVERVIEW

**1 MILE FROM I-25 AND DRY CREEK RD.**

**MULTIPLE FIBER CARRIERS**

**PRIME LOCATION**

**HEAVY OFFICE BUILDOUT**

**67 INVERNESS DR. E, ENGLEWOOD, CO 80112**

<b>Available Units:</b>	Unit A: 17,000 SF	Occupied/ Investment Sale - 7% CAP
	Unit B: 10,136 SF (1 DI Door)	\$1,875,000.00
	Unit C: 7,200 SF	Under Contract
	Unit D: 6,297 SF (DI Possible)	\$1,130,000.00
	Unit E: 4,500 SF (Office)	\$725,000.00
	Unit F: 9,366 SF (2 large DI Doors)	\$1,550,000.00
<b>Parking:</b>	240 Surface Parking Spaces (4.38:1,000 SF)	<b>Fully Sprinklered:</b> Yes
<b>Loading:</b>	Drive-In's (10' x 12')	<b>Zoning:</b> I-1
<b>Building:</b>	54,770 Total SF, Built in 1996	<b>Operating Expenses:</b> \$4.80/ SF
		<b>Ceiling Height:</b> 14'-16'

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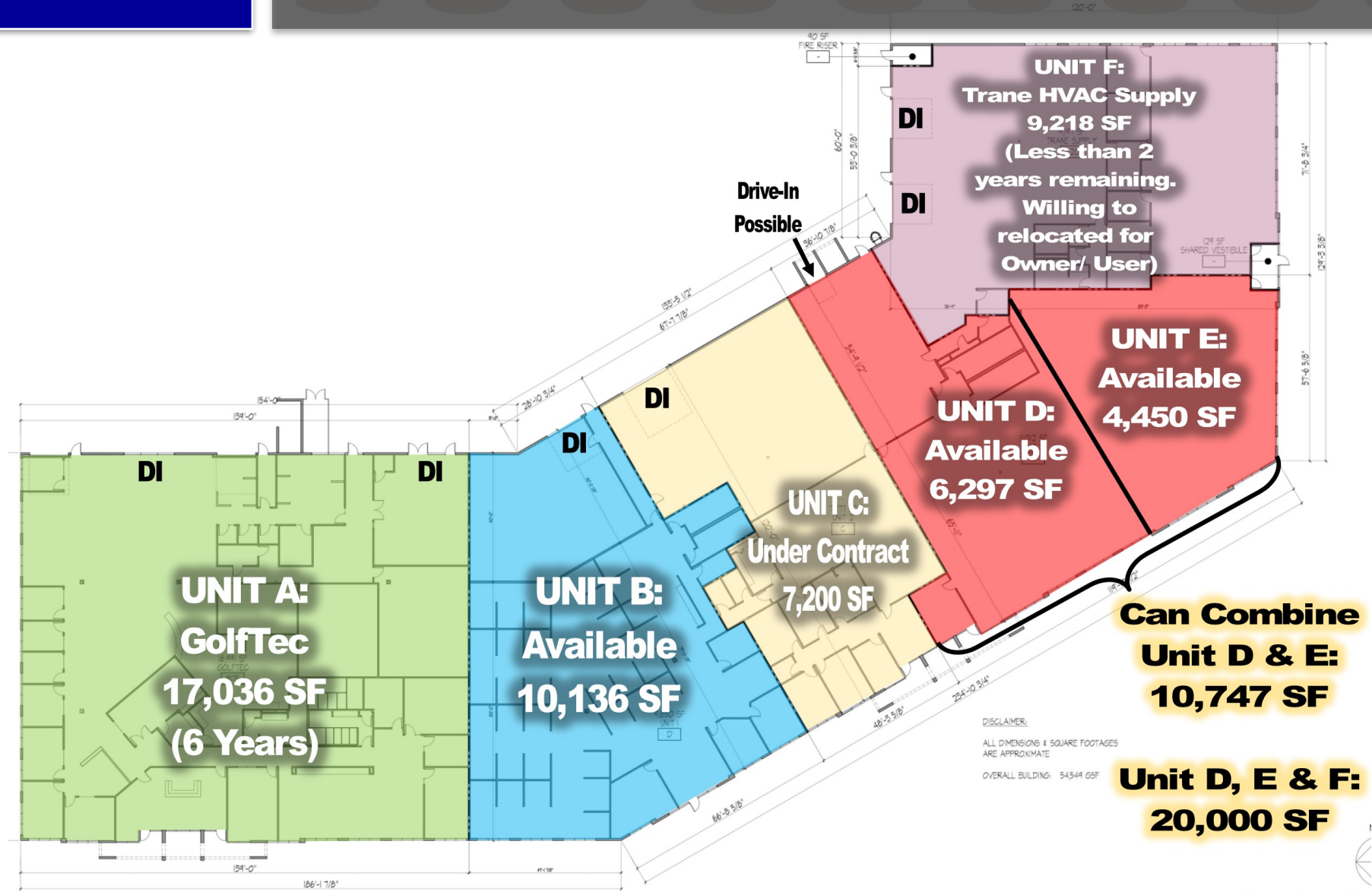
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# FLOOR PLAN



**Can Combine  
Unit D & E:  
10,747 SF**

**Unit D, E & F:  
20,000 SF**

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# AERIAL MAP



ARAPAHOE RD.



TARGET



TOPGOLF

DRY CREEK  
STATION



PROPERTY



CENTENNIAL  
AIRPORT



**BUELL**

# LOCATION MAP





*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.*

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