



FOR SUBLEASE

169 Inverness Drive, Suite 350,
Englewood

ANDY CULLEN

PARTNER/MANAGING BROKER

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720-933-9411

AMY ALDRIDGE

PARTNER

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6,569 RSF

Term: Through September 2025

Rental Rate: \$21/SF NNN

About The Space....

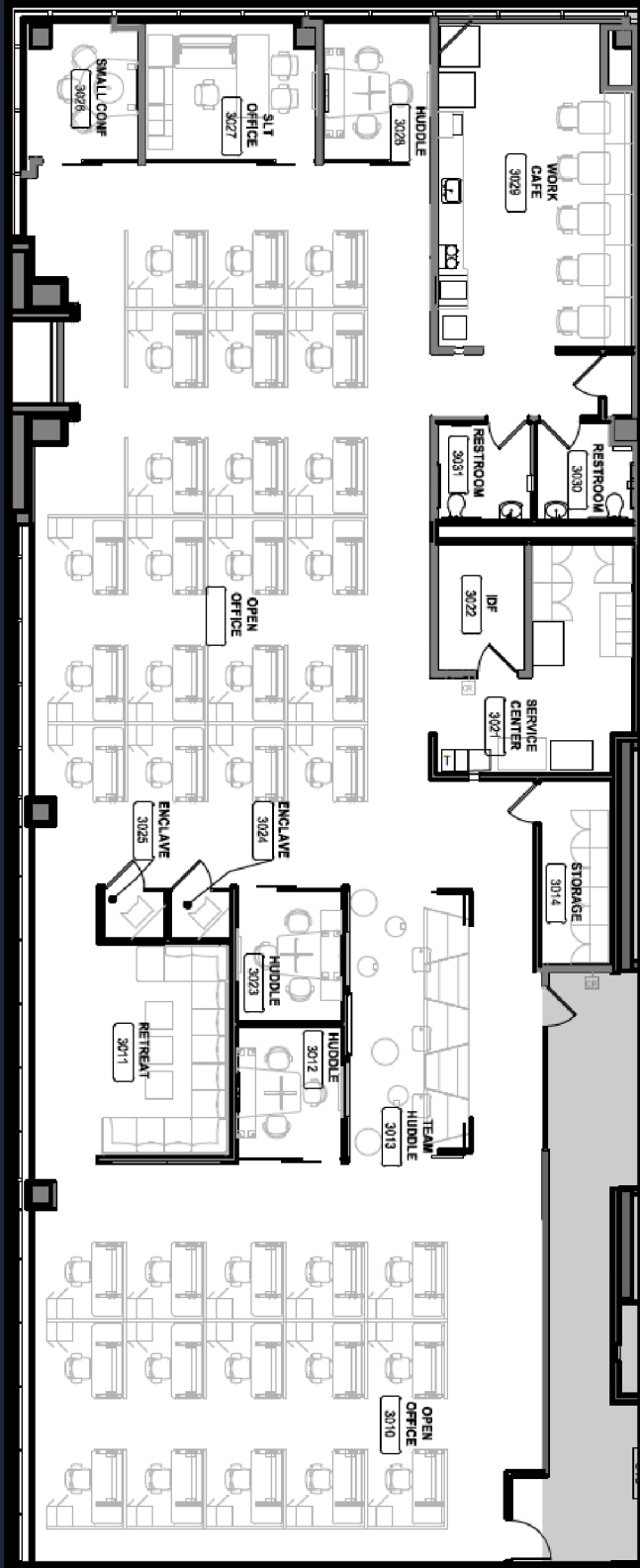


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HIGHLIGHTS

- TERM THROUGH SEPTEMBER 2025
- 2023 EST OPERATING EXPENSE:
\$14.72 / RSF
- ELEVATOR PRESENCE
- LAYOUT:
 - 3 PRIVATE OFFICES
 - 36 WORKSTATIONS
 - KITCHEN/BREAKROOM
 - 2 PHONEBOOTHS + 2 HUDDLES
 - COLLABORATIVE/LOUNGE AREA
 - RESTROOMS IN-SUITE
- WESTERN FACING MOUNTAIN VIEWS
- LIGHT & BRIGHT SPACE
- FURNITURE NEGOTIABLE
- PARKING GARAGE & SURFACE

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About The Building....



169 INVERNESS

Meticulously designed with no detail spared, 169 Inverness offers attractive floorplates, clean lines and striking views within an elegantly designed interior to create an inviting work experience.

On-site amenities will soon include state-of-the-art conference center, tenant lounge, fitness center with showers and lockers, outdoor terrace, and bike room.

Additionally, the property offers an unmatched building-top signage opportunity along I-25 providing visibility to 250,000 daily commuters.



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