



88 INVERNESS CIRCLE EAST  
ENGLEWOOD, CO 80112

## Currently Available for Sale or Lease

Suite #	SF	Configuration
A-101	1,617	Walk up end unit with street exposure, large reception, 6 offices, open area with double galley kitchen, restroom
A-104	864	Reception, 3 offices, restroom and galley kitchen
A-105	1,566	Walk up unit with street exposure, 5 offices, open work area, galley kitchen, restroom
A-106	2,884	Walk up end unit with street exposure, large reception, 5 large offices, break room, conference room, server room, large work/copy area plus open office bull pen with furniture in place to provide immediate occupancy. Can be expanded to 4,450 sf or 5,314 sf
D-102	977	Reception, 3 offices, galley kitchen and restroom
C-103	1,121	Reception, 3 offices, open office bull pen/conference area. copy/file area, galley kitchen and restroom
E-104	885	Reception/conference, 3 offices, galley kitchen and restroom
F-107	682	Reception, 2 offices, galley kitchen and restroom
H-107/108	1,613	Reception, 4 offices, 23' x 13' open area, galley kitchen and 2 restrooms
K-103/105	2,902	Reception, 9 offices, conference room, open office/cubicle area, storage, galley kitchen, 2 restrooms, close to golf course
BLDG M	3,734	Reception, 7 offices, 4 cubicles, conference room, file room, copier room, server room, library area, storage, 4 coffee bars and 4 restrooms
N-102	989	Reception/conference, 3 offices, open work area, galley kitchen and restroom, close to golf course
N-104	739	Reception, 2 offices, galley kitchen and restroom

**Vacant Units For Sale: Starting at \$165 per square foot**

For Lease: \$14.50/sf modified gross

For Lease: Starting at \$16.50/sf modified gross

For Lease Only: \$18.50/sf modified gross



### OWNERS LENDER FINANCING AVAILABLE

~competitive rates, fees and quick turn-around

- 80% LTV
- 5.5% Interest Rate
- 25 Year Amortization

On-site property management  
www.ocinverness.com

Exclusively marketed by:

Carole Schumacher  
303.541.1575  
carole@brcrealestate.com

Steve Garrison  
303.541.1577  
steve@brcrealestate.com



BRC Real Estate  
9331 Commerce Center St. Suite A-1  
Highlands Ranch, CO 80129  
303.804.9800  
brcrealestate.com

Updated February 2012



Office Court on  
**INVERNESS**

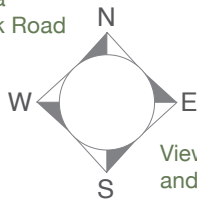
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Office Court on  
**INVERNESS**

88 Inverness Circle East  
Engelwood, Colorado  
720.259.3455  
www.ocinverness.com

2 minutes  
to I-25 via  
Dry Creek Road



Views to Airport  
and golf course

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