

OFFERING MEMORANDUM

OWNER/USER OPPORTUNITY WITH SUPPLEMENTAL INCOME



BRAND NEW CAPITAL COMPLETED
(over \$700,000 spent)

- New Roof
- New HVAC and Controls
- Parking Lot Work/Updates

98
Inverness Drive East
Englewood, CO 80112

Colliers

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EXECUTIVE SUMMARY

Colliers International is pleased to offer for sale 98 Inverness Drive East, a three-story 38,254 square foot office building located at the north entry of the desirable, covenant controlled 980-acre Inverness Park, comprising upscale commercial buildings and high-end residential communities. This well-maintained asset provides the unique opportunity and flexibility for an owner/user to occupy up to 20,237 SF or more of the building (to qualify for SBA loan) with the remainder of the building fully leased.

There is \$621,082 gross tenant lease revenue in-place as of June 2026 (this includes lease for Suite 200 which will be terminated upon closing).

Over \$700,000 in new capital was recently completed in the building including a new roof in 2023, replacement of HVAC and controls in 2024 and significant parking lot work in 2025.

The building is nearby the intersection of Dry Creek and Interstate 25, providing unmatched access and proximity to the best amenities in south metro Denver. Nearby points of interest include the award-winning 18-hole champion golf course, Centennial Airport, the Hilton Denver Inverness hotel with 50,000 SF of event space and 302 guest rooms, and Park Meadows Regional Mall. The building is a ¼ mile walk to The Shops at Vallagio and less than a mile to the Dry Creek Light Rail Station, which is also accessible through the Inverness Call-N-Ride Program. It is just a 2-minute drive to I-25 and Dry Creek or a 4-minute drive to C/E-470.













OFFERING PRICE

\$5,550,000 (\$145/SF)

PROPERTY DESCRIPTION

Product Type:	Office (Multi-story)
County:	Arapahoe
Building Size:	38,254 SF <i>All space measurements and as-builts accurate per BOMA study</i>
Land Size:	2.46 Acres
Year Built/Renovated:	1981/2010/2024
Stories:	3
Parking:	145 Surface Spaces (3.8:1,000)
Zoning:	I-1
Available for Immediate Occupancy:	20,237-23,178 SF (Call for Details)
Current Tenant Gross Rent:	\$621,082 <i>Annualized as of 6/2026 (includes 2nd floor leases in place)</i>
Operating Expenses and Taxes:	\$8.10/SF 2026 Estimated <i>(Does not include property management costs as self manage)</i>

PROPERTY HIGHLIGHTS

-  Over \$700,000 in recent building upgrades
-  Open stairway connecting 1st & 2nd floor for corporate user setup
-  Efficient, finished small tenant floor plans throughout remainder of building (limited TI work required)
-  Furniture and workstations available
-  Flexible user occupancy scenarios
-  Significant tenant revenue with remainder of building leased
-  Prominent building monument signage
-  Upgraded lobby/common areas and extensive glass line
-  Climate controlled network operating center, fiber optics and back-up generator
-  Easy walk to light rail, restaurants, and retail
-  Quick access to I-25, C/E-470, DTC, and south suburban neighborhoods
-  Located in amenity rich Inverness Park, highlighted by the Inverness Golf Course, Hilton Inverness Hotel, and Vallagio
-  Competitively priced and significantly below replacement cost

THE BENEFITS OF BUSINESS-OWNED REAL ESTATE

	Real Estate	Stock	Bonds	Cash/Savings
High Cash Yield/Savings	✓	—	—	✗
Equity Buildup	✓	✓	✗	✗
Leverage	✓	—	✗	✗
Hard Asset	✓	✗	✗	✗
Tax Advantage	✓	✗	—	✗



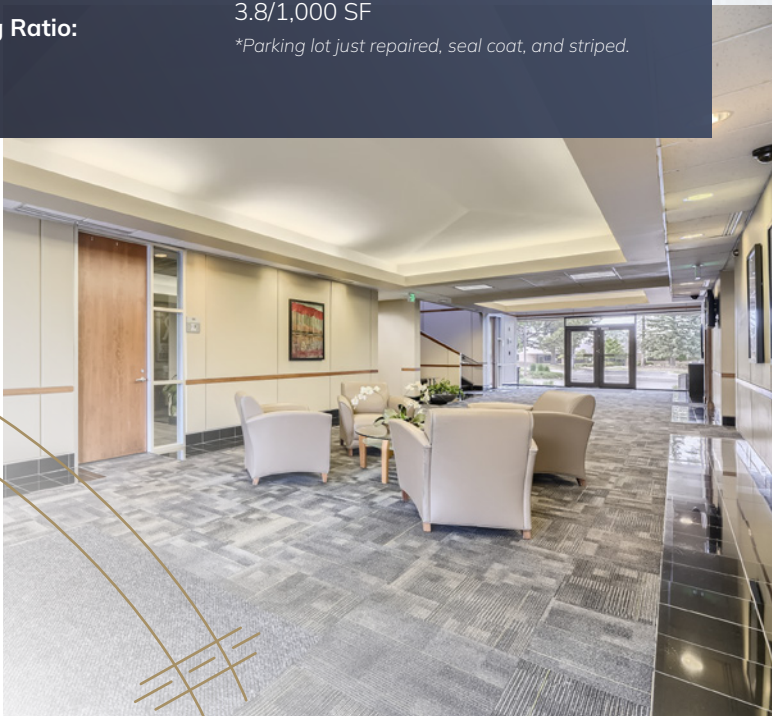
PROPERTY SUMMARY

PROPERTY CHARACTERISTICS

Address:	98 Inverness Dr. E.
Rentable Area:	38,254 SF
Year Built/Renovated:	1981/2010/2024
Occupancy:	Call for Details
Floors:	Three (3)
Site Size:	2.46 Acres
Zoning:	I-1
Parking Spaces:	145
Parking Ratio:	3.8/1,000 SF <i>*Parking lot just repaired, seal coat, and striped.</i>

INTERIOR/EXTERIOR CONSTRUCTION

Foundation:	Reinforced Concrete
Building Frame:	Concrete
Roof:	TPO (Replaced 2023 with Warranty)
Floors:	Carpet, Tile, Wood
Exterior Walls:	Gravel Composite
Interior Walls:	Finished Drywall
Ceiling:	Acoustical Tile
Lighting:	Recessed and Mounted Fixtures
Restrooms:	Two Common per Floor
Fire Protection:	Alarms and Signage/No Sprinklers
Elevators:	One Three-Stop Hydraulic Elevator



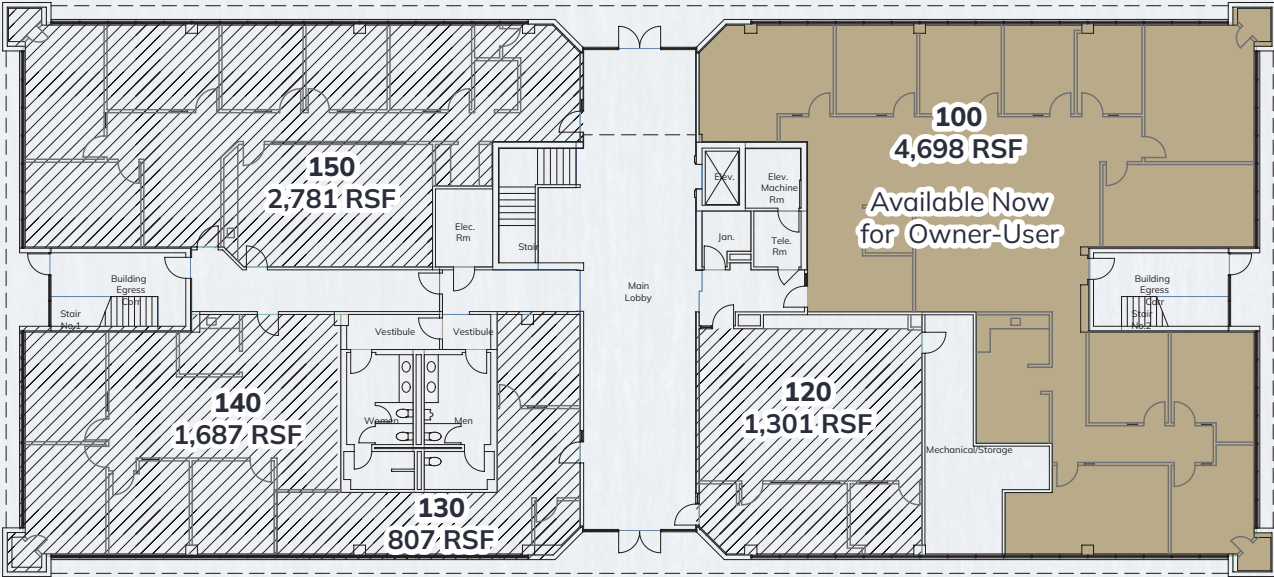
ADDITIONAL INFORMATION

Heating:	Base Board Electric Heat
Cooling:	Four Roof Top Units (2x40 tons; 2x20 tons) (Replaced in 2024)
Generator:	60 KW Genset with 2 Transfer Switches (2002)
Network Operating Centers:	Suites 120 & 200, High Security & Climate Controlled

AVAILABLE SUITES

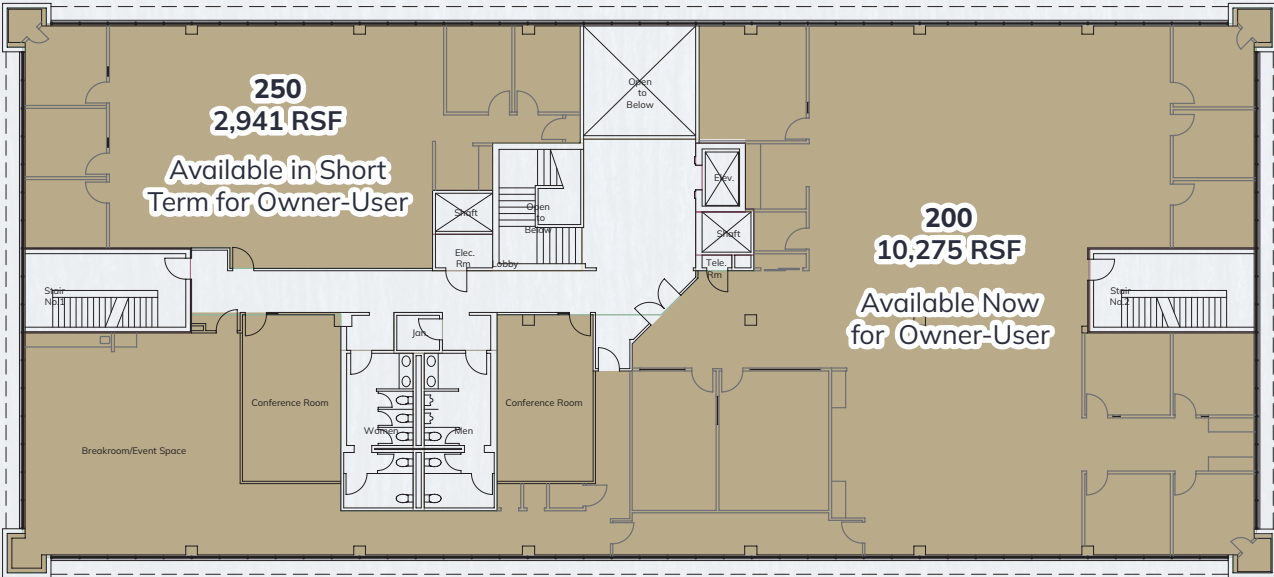
FLOOR 1

Suite 100 is move in ready and very efficient. It has great lobby identity. It can be combined with the 2nd floor for an owner-user.



FLOOR 2

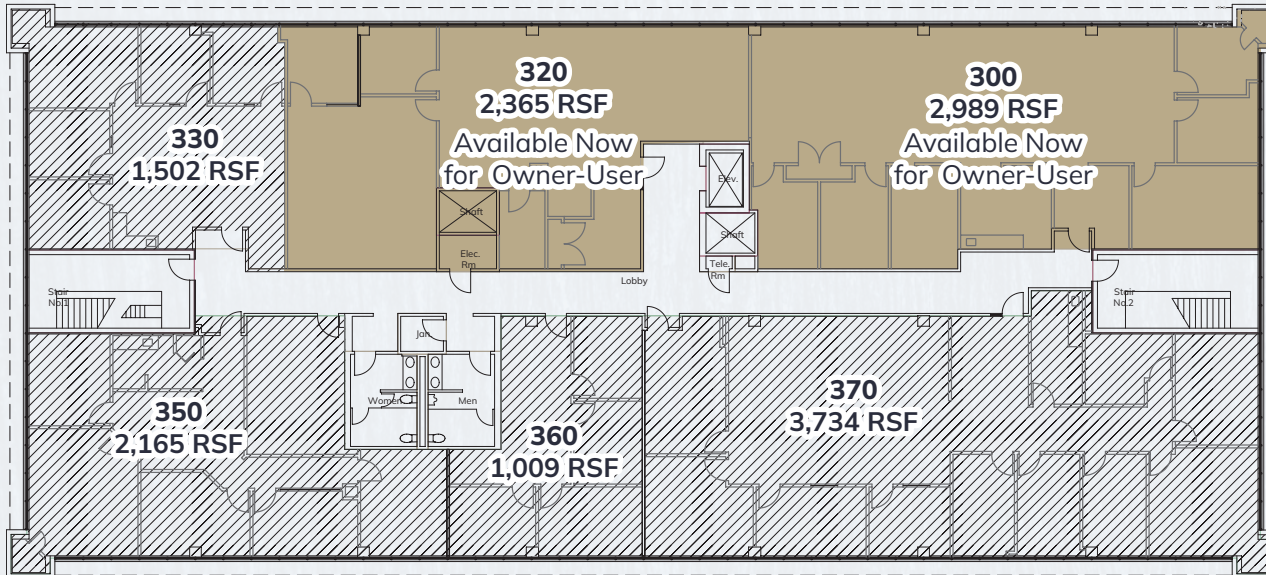
Floor is Fully Leased, but Suite 200 can be immediately made available for owner-user. Suite 250 can be available in the near term.



AVAILABLE SUITES

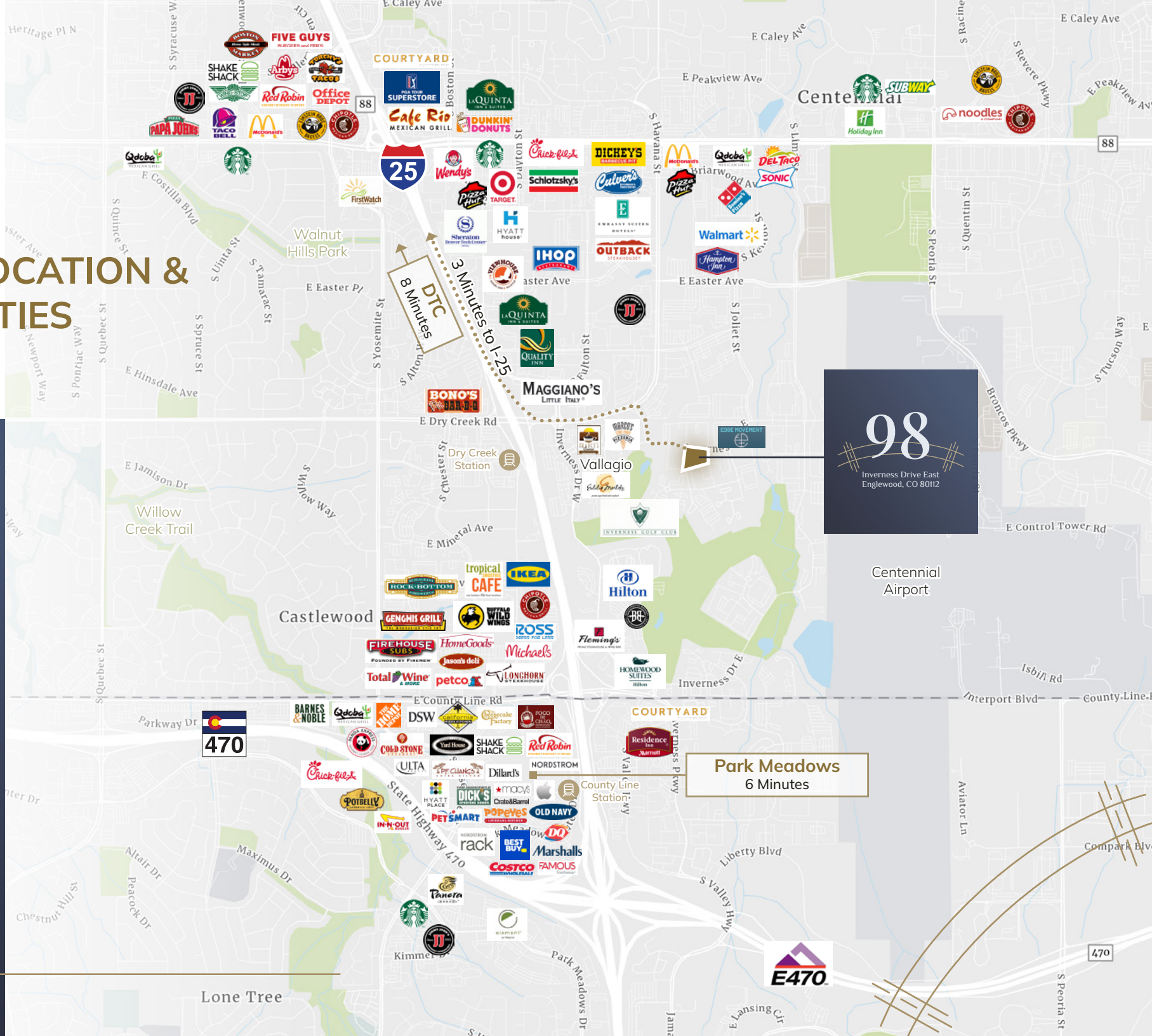
FLOOR 3

Suites 300 and 320 are small, efficient spaces that can be leased or occupied by an owner-user.





SITE LOCATION & AMENITIES



8 Minutes
DTC

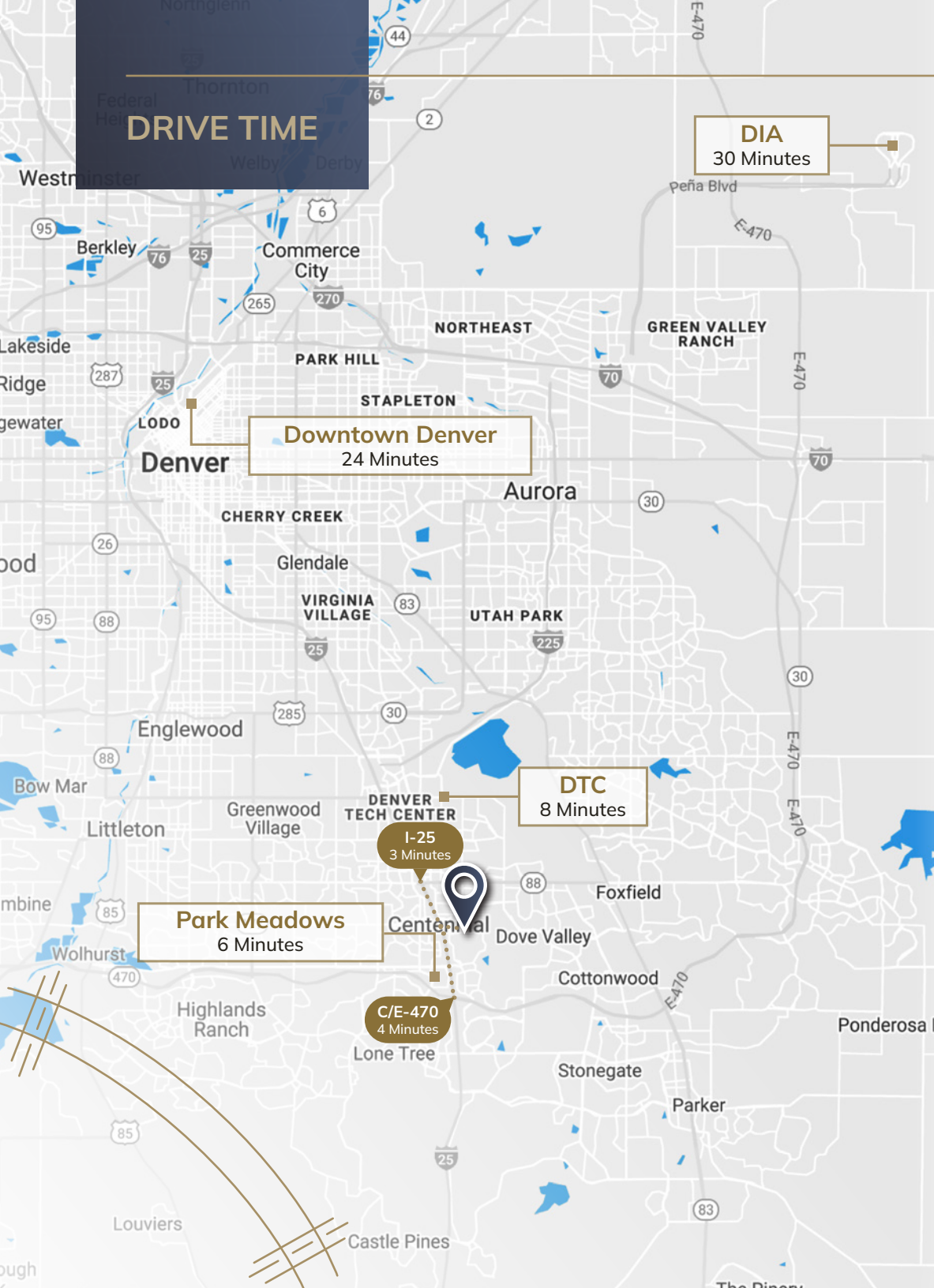
3 Minutes to I-25

98
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Englewood, CO 80112

Park Meadows
6 Minutes

E470

DRIVE TIME



SERVICED BY NORTH INVERNESS FLEXRIDE



WALKING DISTANCE

Vallaglo Retail & Eddle Merlot's	1/4 Mile
Dry Creek Light Rail Station	3/4 Mile
Hilton Inverness Hotel & Golf Course	1 Mile
Topgolf	1 Mile

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