

OFFICE / FLEX CONDOMINIUM FOR SALE

99 BUSINESS CENTER - UPDATED - MOVE IN READY

99 Inverness Drive East, Suite 200, Englewood, CO 80112



This modern, end cap flex office space features beautiful, high-end finishes, three sides on glass, vibrant accents, and a thoughtfully designed layout that creates an inviting and highly functional work environment. Abundant natural light and flexible, move-in ready configurations seamlessly support a range of office and light industrial uses.

Sale Price: \$2,744,000 (\$249.00/USF) County: Arapahoe
Size: 11,019 /SSF Year Built: 1980
Assoc. Dues: \$4,636.96/Month Taxes: \$57,601 Annual

- Key Features:** 2,861/SF of extra warehouse space available
- **New Roof:** New roof with a 20 year warranty installed November 2025
 - **Custom Cabinetry:** Built-in, high-quality custom cabinets throughout offer ample storage and a polished, professional look.
 - **Upgraded HVAC System:** Warehouse has a full HVAC system that ensures year-round comfort with efficient climate control.
 - **Warehouse / Dock Door:** Extremely clean, well lit warehouse with convenient automatic garage door opener, 70% office 30% warehouse, ample parking lot for loading and unloading.
 - **Integrated Sound System:** Professionally designed audio system enhancing the workplace environment with ambient music.
 - **Internet and Fiber Wiring:** All existing telecommunication infrastructure in place, including high speed internet cabling and fiber optic wiring.
 - **Additional Features:** Elevated conference room, showers & lockers, washer & dryer, gym & game room, security system, end cap unit with three sides of glass, OA fees include all doors, windows and structure, and all outdoor maintenance.



SHELDON • GOLD REALTY INC.
commercial real estate services

Mary Jo Cummings
720.220.6000

mcummings@sg-realty.com

Greg Johnson
303.667.3061

gjohnson@sg-realty.com

7900 E. Union Ave., Suite 1100, Denver, CO 80237, www.sg-realty.com Office: 303.741.2500

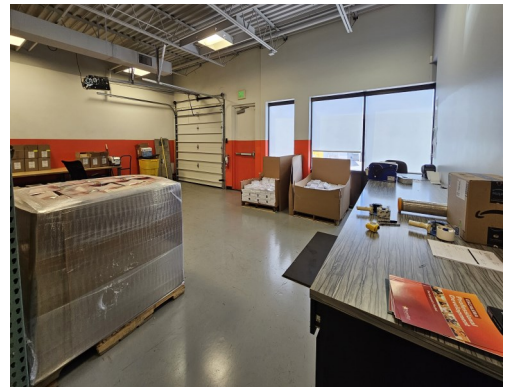
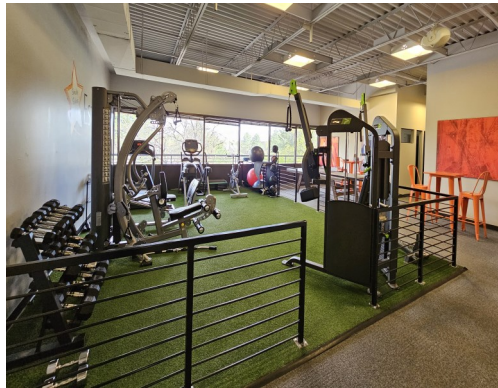
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COMMERCIAL OFFICE / FLEX CONDOMINIUM FOR SALE

OFFICE / FLEX CONDOMINIUM FOR SALE

99 BUSINESS CENTER - **2,861/SF EXTRA WAREHOUSE AVAILABLE**

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OFFICE / FLEX CONDOMINIUM FOR SALE

ADDITIONAL WAREHOUSE SPACE AVAILABLE—2,861/SF

99 Inverness Drive East, Suite 200, Englewood, CO 80112

