

FOR LEASE

88 INVERNESS CIRCLE E

UNIT B105 • ENGLEWOOD, CO 80112

innovate
COMMERCIAL REAL ESTATE



› PROPERTY OVERVIEW

\$23.00/SF

ASKING LEASE RATE

722 SF

RENTABLE
AREA

±\$1,384/Mo

APPROX. MONTHLY
RENT

Property Summary

LEASE TYPE	Full Service Gross
RENTABLE AREA	722 SF
SUITE	B105
PROPERTY TYPE	Office Condominium
BUILDING	Inverness Business Park
YEAR BUILT	2001
PARKING	Open Surface Parking
AVAILABILITY	Immediate
SUBMARKET	Inverness · Southeast Suburban



◆ Move-in ready ground-floor office suite in the heart of the **Inverness Business Park**, one of south metro Denver's most established professional addresses. At 722 square feet, Suite B105 is an efficient, right-sized footprint for a small professional firm, a satellite office, or a business graduating from coworking into a space of its own.

◆ The suite is finished and ready for occupancy — private offices, a kitchenette, and restrooms, with hardwood and carpeted flooring, fresh two-tone paint, and generous glazing. Direct exterior access off a covered entry courtyard gives staff and clients their own front door rather than a shared interior corridor.

◆ The park offers ample open surface parking and a quiet, well-managed setting, with quick access to **I-25**, **E-470**, **Dry Creek Road**, and **County Line Road**, the Dry Creek light-rail station, and the amenities around Inverness and Park Meadows.

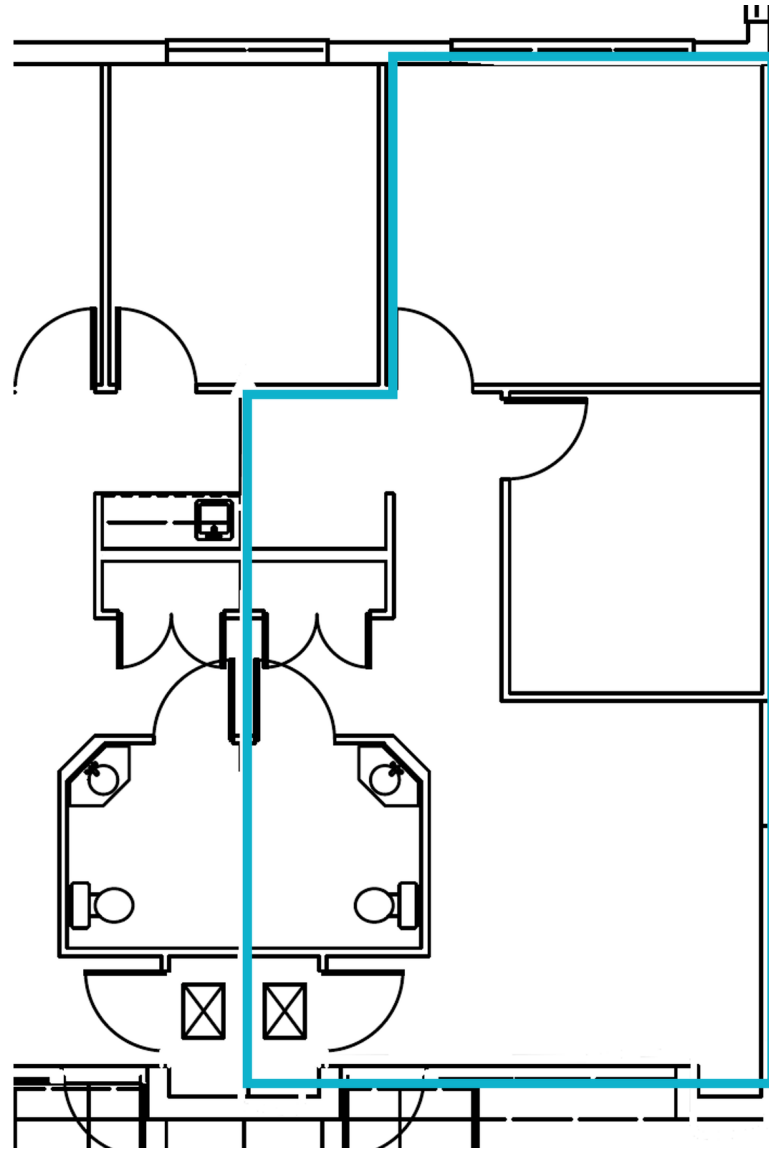
PHOTOS



PHOTOS



› FLOOR PLAN



Englewood & The Inverness Business Park

Englewood, Colorado offers a well-balanced mix of suburban comfort and urban accessibility, supported by steady population growth, solid household incomes, and a diverse business environment. With a median household income of around \$120,000 and convenient proximity to the Denver metro area, the city attracts professionals and families seeking affordability without sacrificing amenities. Its local economy remains stable, with thousands of businesses operating within the community and providing strong employment options.

Its economy is diverse, with strong concentrations in healthcare, professional, scientific and technical services, retail, manufacturing, and light-industrial operations. Englewood leverages its central location in the Denver metro area, easy access to major transportation corridors and light-rail transit, and a growing downtown and mixed-use district to support businesses, startups, and community-oriented development.



Trade Area Demographics

Metric	3 Mi	5 Mi	10 Mi
Population	67,861	232,752	994,945
Households	28,306	94,099	397,994
Families	16,648	58,387	242,623
Avg. Household Size	2.35	2.45	2.48
Owner Occupied Units	14,067	56,215	241,820
Renter Occupied Units	14,239	37,884	156,174
Median Age	37.9	38.6	38.3
Median HH Income	\$120,733	\$122,948	\$111,390
Average HH Income	\$168,845	\$165,577	\$150,387

2025 estimates by radius from the subject property.

› LOCATION



› CONTACT AND DISCLAIMER



PREPARED BY

Charlie Cummings

Founder & Managing Broker

720-583-5794 • charlie@innovate-cre.com

Disclaimer: This Lease Brochure has been prepared by Innovate Commercial Real Estate for informational purposes only, based on information believed to be reliable but not independently verified. Prospective tenants should conduct their own investigation of the property, including square footage, condition, zoning, condominium documents, operating expenses, and permitted use, prior to executing a lease. Innovate Commercial Real Estate and its agents make no representation or warranty as to the accuracy of the information contained herein.

Non-Endorsement Notice: Innovate Commercial Real Estate is not affiliated with, sponsored by, or endorsed by any tenant, occupant, or brand referenced or depicted in this Lease Brochure. Any names, logos, or signage appearing in photographs or maps are the property of their respective owners and are shown solely to depict the physical condition of the property and its surrounding trade area.

This offering is subject to prior lease, rate change, or withdrawal without notice, and is made subject to errors, omissions, and change of price or terms.