# Inverness Parkway Center

## FOR LEASE

365, 367, & 369 INVERNESS PARKWAY ENGLEWOOD, COLORADO 80112



AVAILABILITY 116,084 SF 3-BUILDING OFFICE PROJECT



PARKING 4.4:1,000 SF SURFACE FREE



LEASE RATE



**OPERATING EXPENSES** \$6.99/SF (2019 EST.)







# HIGHLIGHTS

- > State of the art construction
- > Desirable business park setting
- > Flexible unit sizes
  - > Minimal to no loss factor
  - Close proximity to County Line Light Rail Station and 4 million SF of nearby amenities

# **AVAILABILITIES**

Suite	Building	SF
200	367	31,200
325	369	17,672

Colliers International 4643 South Ulster St. Suite 1000 Denver, CO 80237



Accelerating success.

#### FOR LEASE | 365–369 Inverness Parkway, Englewood | CO 80112

DRY CREEK ROAD

CENTENNIAL PROMENADE

COUNTY LINE ROAD

### AREA ATTRIBUTES

- Outstanding access to I-25/C-470/Lincoln Avenue/ County Line Road
- 4 million SF of nearby amenities at Park Meadows Shopping district
- > Close proximity to abundant workforce
- > Business friendly (Douglas County)

PARK MEADOWS MALL

#### **CENTENNIAL PROMENADE**

Redlands Grill Tropical Smoothie Cafe MOD Pizza Sonoda's Sushi LongHorn Steakhouse Genghis Grill J. Alexander's Restaurant Rock Bottom Restaurant & Brewery Firehouse Subs Jason's Deli Buffalo Wild Wings Wahoo's Among others...

> 365-369 Inverness Parkway

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