

INVERNESS PARKWAY CENTER

FOR LEASE

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



AVAILABILITY

116,084 SF
3-BUILDING OFFICE PROJECT



LEASE RATE

\$14.50/SF NNN



PARKING

4.4:1,000 SF
SURFACE FREE



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.

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)

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...



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