

400

INVERNESS PARKWAY
ENGLEWOOD CO 80112



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INVERNESS PARKWAY
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Excellent Access, Robust Amenities and Awe-Inspiring Views

400 Inverness Parkway is a 111,482-square-foot, Class-A office building located just off Interstate 25 at County Line Road, offering magnificent views of the Front Range and immediate highway access.

Steps from County Line Light Rail Station with immediate walkability to numerous area amenities including Park Meadows Mall, 400 Inverness is just 20 minutes from Downtown Denver and 30 minutes from the Denver International Airport.



EXCELLENT ACCESS

Immediate walkability to restaurants, retail, and the amenities offered by Park Meadows Mall. The adjacent County Line Light Rail Station and I-25 entrance provide easy access for commuters and visitors

WALK

10 MIN.

To County Line Station

15 MIN.

To Park Meadows

DRIVE

05 MIN.

To Centennial Airport

08 MIN.

To Denver Tech Center

15 MIN.

To Castle Rock

20 MIN.

To Downtown Denver

30 MIN.

To DIA



PARK MEADOWS
COLORADO'S ONLY RETAIL RESORT





THE AREA

Dozens of fast casual and fine dining options, and both big-box and specialized retail

INVERNESS BUSINESS PARK

302-Room Inverness Hotel

- State-Of-The-Art 300 Seat Conference Facilities
- Fine Restaurants Such As The Swan, The Columbine And The Garden Terrace
- 3/4 Mile Jogging/Walking Trail
- Two Softball Fields
- Eight Volleyball Courts
- Picnic Area And Pond



1 Turn away from I-25 and 5 minutes from the junction of I-25 & E-470 puts the whole metro area within reach

THE EXPERIENCE

Distinct stone finishes and state of the art amenities will make an impression on clients and employees alike.



State-of-the-art fitness center



High-tech common training center



Direct covered access to structured parking



One block to County Line Light Rail Station



Nearby amenities include Park Meadows Mall, Inverness Hotel and Colorado Athletic Club



Showers and lockers on-site



CenturyLink fiber



Magnificent views of the Rocky Mountain Front Range



BUILDING INFORMATION

RBA

112,198 SF

Year Built

1997, Renovated in 2018

Rate

\$17.50/SF NNN

Operating Expenses

Est. 2026 Operating Expenses: \$11.77/SF NNN

Parking

4.0:1,000 SF | Surface free
65% Surface Free | 35% Structured
\$50.00/space/month for unreserved/covered
\$75.00/space/month for reserved



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INVERNESS PARKWAY
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OWNED BY



KNIGHTBRIDGE
CAPITAL



EXPERIENCE MEETS PERFORMANCE

FOR LEASING INFORMATION, CONTACT

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