

For LEASE

327 Inverness Dr. South

Englewood 80112



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Property Specifications

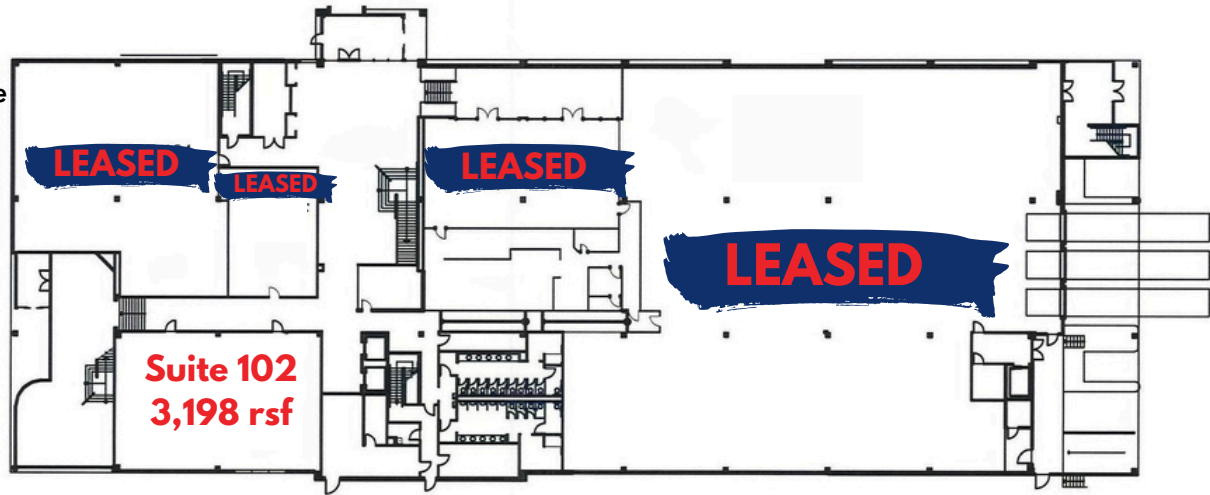
Office Available:	83,963 sf
Office Rate:	\$14.00/sf FSG (5 year Term)
Parking:	5:1,000 Ratio
Elevators:	2 passenger; 1 freight
Ceiling Height:	9' - 18'
Year Built:	1997 (renovated 2015 & 2019)



Floorplans

1st Floor

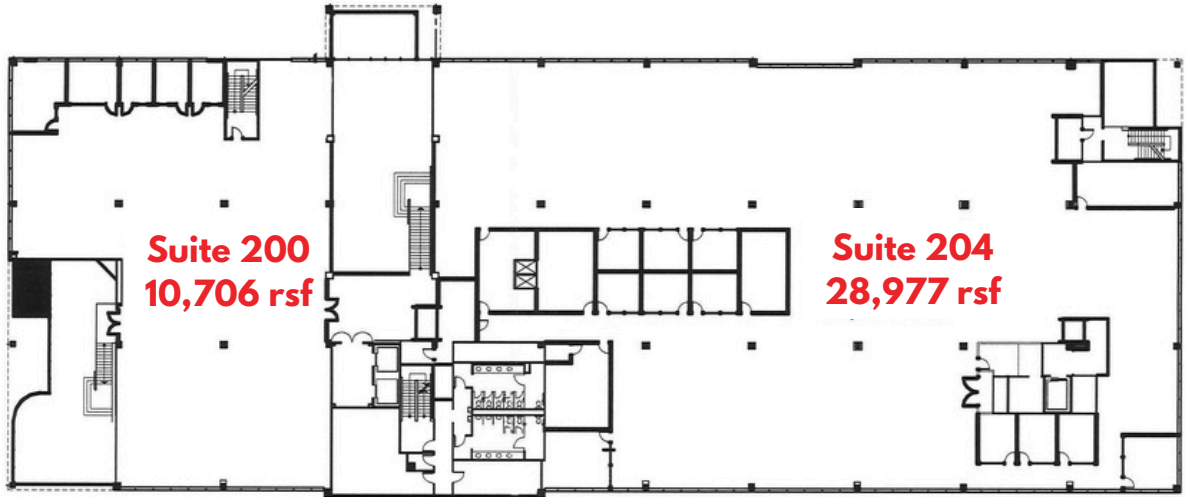
▶ Suite 102 = 3,198 rsf Office



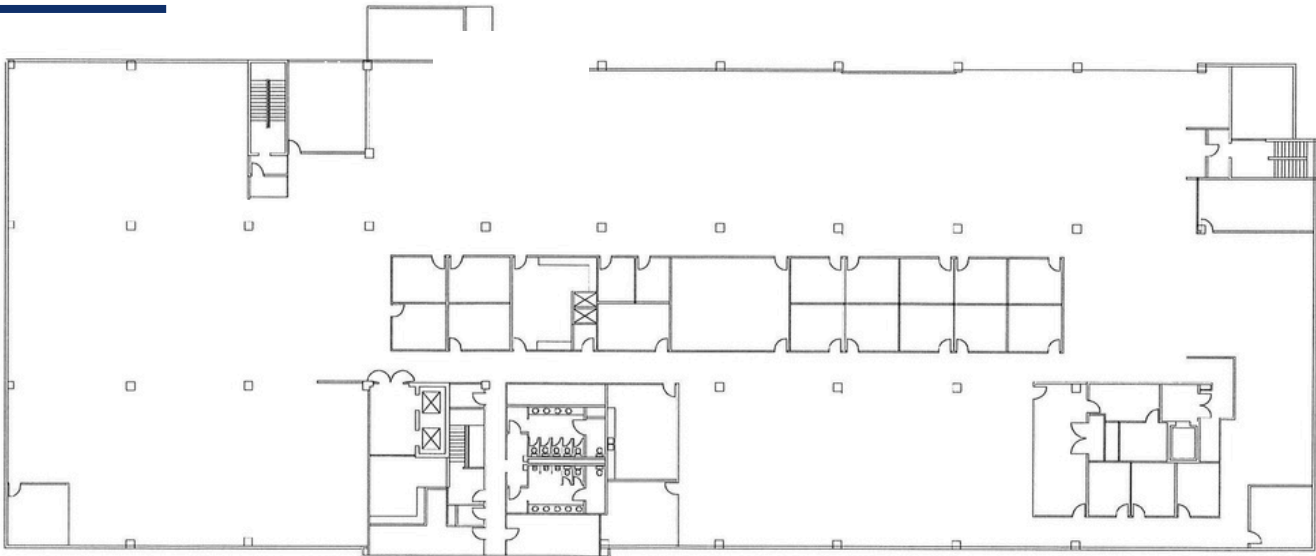
2nd Floor

▶ Suite 200 = 10,706 rsf Office

▶ Suite 204 = 28,977 rsf Office



3rd Floor (40,992 sf office for full floor user)



Offering

The Overlook at Inverness, situated at 327 Inverness Dr. S. is a one of a kind opportunity to lease a class A building in one of Denver's most sought after sub-markets. Located directly on the southwest corner of Centennial Airport with convenient access to the Denver Tech Center, DIA, Downtown Denver and Colorado Springs, this building is a truly singular opportunity for a corporate headquarters or regional hub.



Fundamentally, the building is in excellent condition. The roof (2019), boiler (2024) and parking lot (2019) have all undergone either a major re-haul or complete replacement since 2019. The parking ratio is a monstrous 5:1,000 which will give your employees plenty of space to park. The building boasts efficient floorplates, a large commercial kitchen and cafeteria, raised pedestal flooring system (floors 2&3) for efficient power/data distribution, updated lobbies, loading dock, redundant power, fiber connectivity and numerous outdoor patio areas for an unprecedented all in one corporate setting.

Located within the Inverness Business Park and conveniently accessible via I-25, C-470, and E-470, this prime establishment boasts a wealth of amenities and is surrounded by highly desirable residential and corporate housing options. Situated within the sought-after Cherry Creek and Douglas County school districts, as well as near prestigious private high schools such as Regis Jesuit and Valor Christian, 327 Inverness Drive South presents an ideal setting for a corporate headquarters to establish a strong presence and capitalize on the myriad of offerings of the premier southeast submarket.

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GENESEEE
COMMERCIAL
GROUP, LLC

Fundamentals



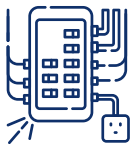
Ballasted EPMD single-ply membrane. Replaced 2019; 20 year warranty.



Fully sprinklered.



Reinforced concrete slabs on grade supporting load bearing walls



Redundant power. 120/208v 3-phase power to each floor.



CCTV with on-site monitoring capable. Magnetic key door locks.



Two (2) passenger cars and one (1) freight car.



Amenity rich trade area. Quick access to Park Meadows and hotels.



Convenient access to I-25, C-470 and E-470.



Adjacent to Centennial Airport which is one of the 25 busiest airports in the country.

2nd & 3rd Floors have 6" raised pedestal floor for flexible power/data distribution.

240 tons of cooling; Boiler replaced in 2024.

9' suspended ceiling heights. Slab to slab is 13'-13'6" (floors 2&3), 18' on 1st floor.

Inverness Water/Sanitation District provides water. 125 gallon rooftop hot water heater.

Two lobbies (west & north) with granite walls.

1:5,000 Parking Ratio. Parking lot renovated 2019.

Commercial kitchen and cafeteria with large meeting area.

Patio and outdoor seating areas throughout business park.

Highly sought after covenant controlled Inverness Business Park.



LEASED

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Photos



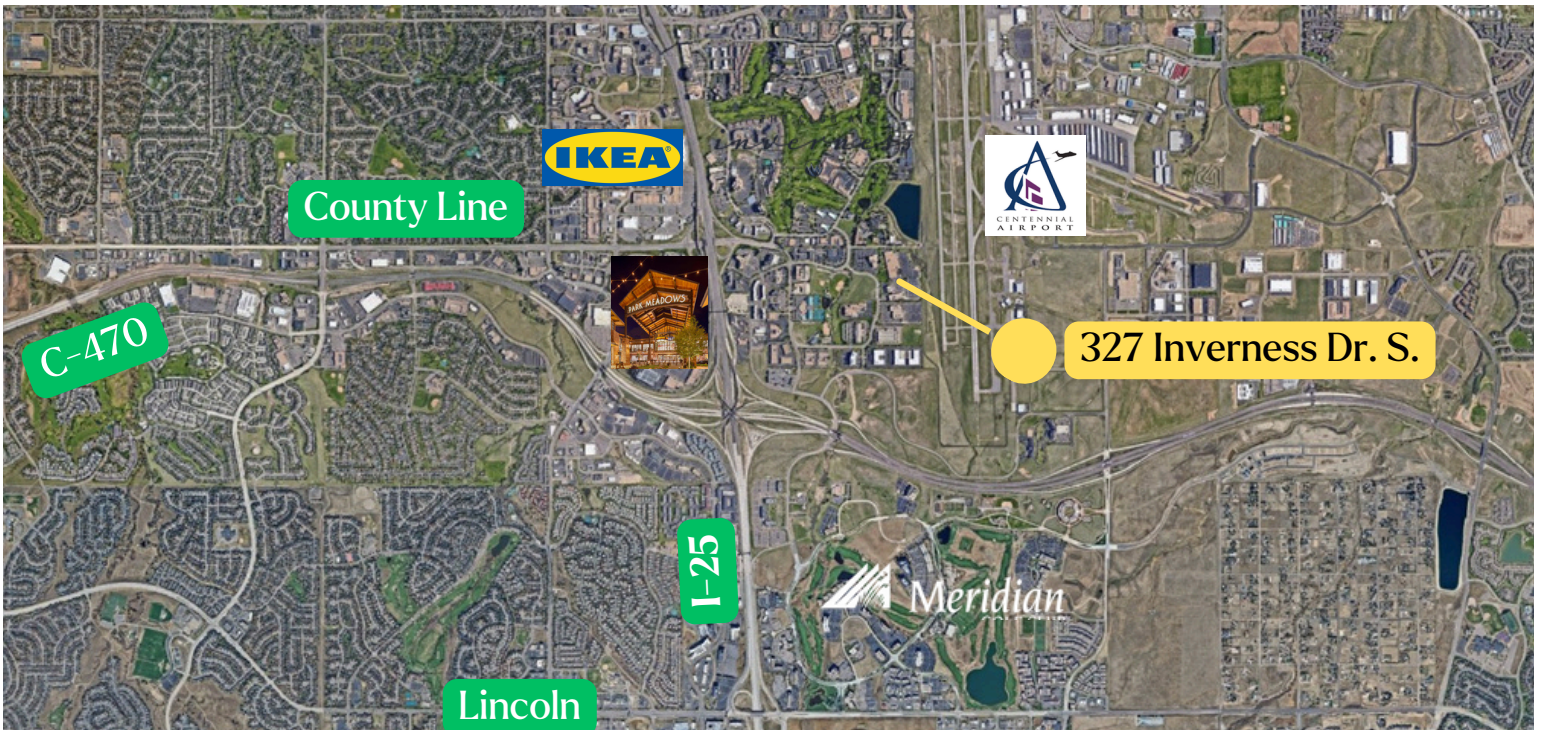
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Maps



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