

# INVERNESS PARKWAY CENTER

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

## 365 INVERNESS PARKWAY

Suite 150 14,240 SF  
Drive In Loading



**AVAILABILITY**  
14,240 SF



**PARKING**  
4.4:1,000 SF  
SURFACE FREE



**LEASE RATE**  
\$16.75/SF NNN

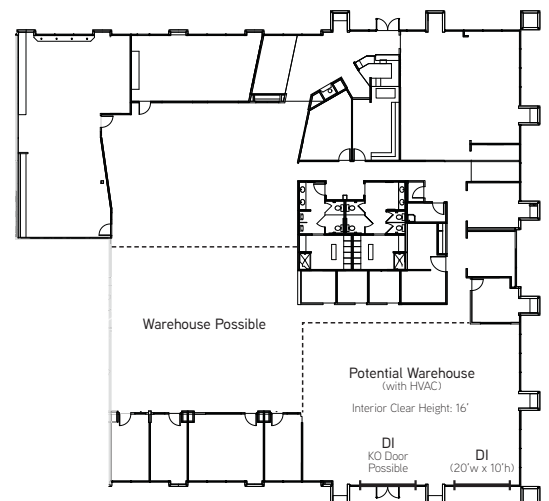


**2025 EST. OP. EX.**  
\$8.89/SF  
INCLUDES UTILITIES

## FLEX INDUSTRIAL SPACE | FOR LEASE

### HIGHLIGHTS

- › The property sits on the RTD Flex Ride Route, serving light rail access
- › State of the art construction
- › Desirable business park setting
- › Flexible unit sizes
- › No loss factor



Colliers





## IMPROVEMENTS UNDERWAY

- Drive-in loading
- New paint throughout
- Prior flooring removed and prepped for customization

## 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)

### 1. PARK MEADOWS MALL

P.F. Chang's  
Seasons 52  
Earl's Kitchen + Bar  
Red Robin  
The White Chocolate Grill  
Fogo de Chao  
Yard House  
GQue BBQ  
California Pizza Kitchen  
Cheesecake Factory  
Shake Shack  
Urban Village Grill

### 2. CENTENNIAL PROMENADE

Redlands Grill  
Tropical Smoothie Cafe  
MOD Pizza  
LongHorn Steakhouse  
Genghis Grill  
Firehouse Subs  
Jason's Deli  
Buffalo Wild Wings  
Wahoo's

### 3. COUNTY LINE STATION



4643 South Ulster St. | Suite 1000  
Denver, CO 80237 | +1 303 745 5800

Copyright © 2025 Colliers. No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**T.J. Smith, SIOR**  
Principal  
+1 303 283 4576  
tj.smith@colliers.com

**Abby Pattillo**  
Principal  
+1 303 283 4579  
abby.pattillo@colliers.com

**Daniel Krulig**  
Associate Broker  
+1 303 283 4570  
daniel.krulig@colliers.com