

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
\$16.00/SF NNN

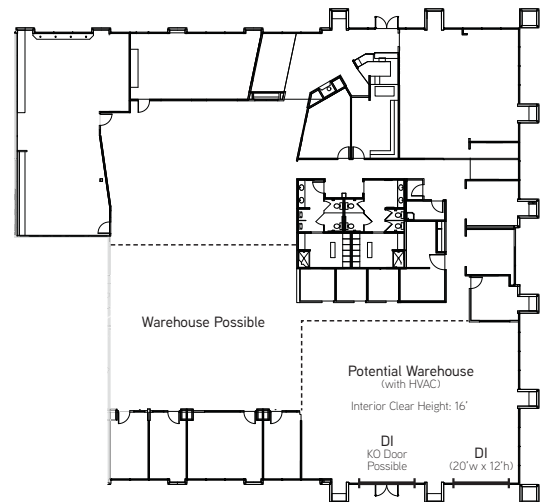


2024 EST. OP. EX.
\$7.79/SF
INCLUDES UTILITIES

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





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



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