



400

INVERNESS PARKWAY
ENGLEWOOD • COLORADO

OFFICE SPACE **FOR LEASE**



OVERVIEW

Situated adjacent to Interstate 25 and the County Line Road Interchange, **400 INVERNESS** offers a superior location just steps from County Line Light Rail Station and immediate access to numerous area amenities including Colorado Athletic Club and Park Meadows Mall.

BUILDING INFORMATION

RBA

112,198 SF

YEAR BUILT

1997, Renovated in 2018

RATE

Contact Broker

OPERATING EXPENSES

2025 Base Year Est. Expenses: \$14.39/SF

PARKING

4.0:1,000 SF | Surface free

65% Surface Free | 35% Structured

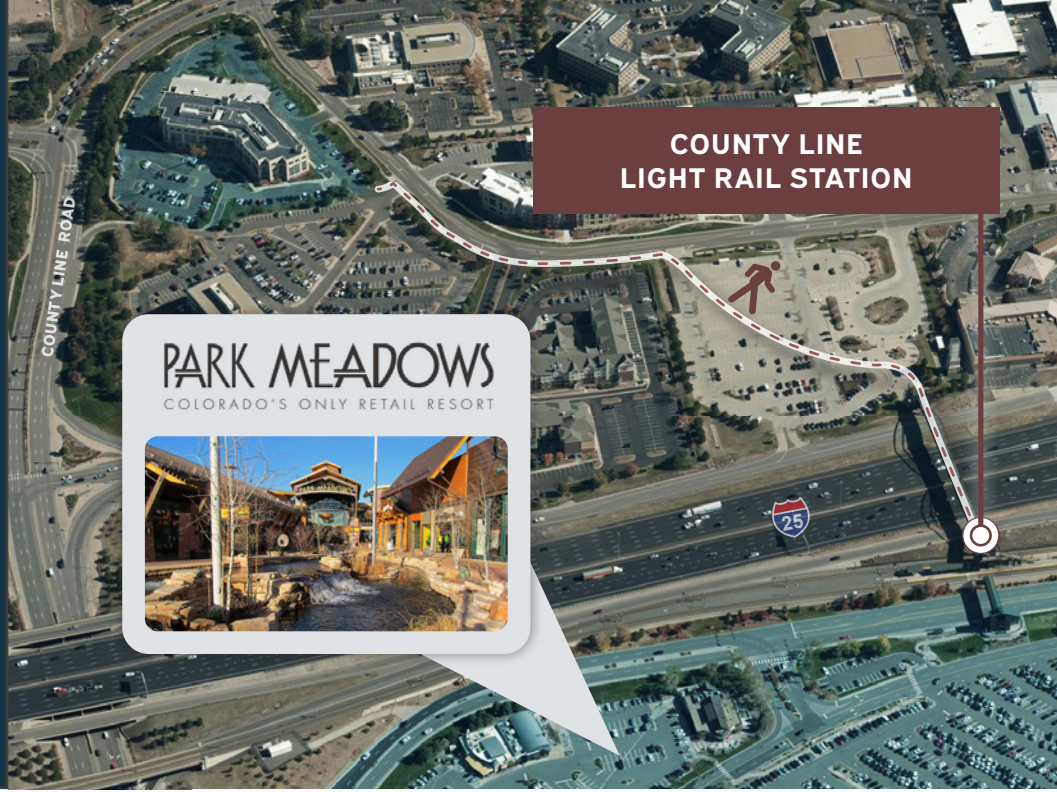
\$50.00/space/month for unreserved/covered

\$75.00/space/month for reserved

400

INVERNESS PARKWAY

With less than a **5-minute walk**, your employees will enjoy the benefits of a short commute provided by County Line Light Rail Station & the various amenities offered from Park Meadows Mall.



COUNTY LINE
LIGHT RAIL STATION

PARK MEADOWS
COLORADO'S ONLY RETAIL RESORT



BUILDING AMENITIES



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



Numerous nearby amenities, to 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



PARK MEADOWS
COLORADO'S ONLY RETAIL RESORT

AREA AMENITIES



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