

OFFICE FOR SUBLEASE / ASSIGNMENT

THE POINT AT INVERNESS

8310 SOUTH VALLEY HIGHWAY SUITE 200

ENGLEWOOD, CO 80112



2,782 SF OFFICE
FOR SUBLEASE OR ASSIGNMENT

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



PRESENTED BY:

PHIL KUBAT

Principal & Managing Broker
office: (720) 909-8557
cell: (303) 981-1936
phil@transworldcre.com
CO - ER100016698, TX - 759206

JASON STARTARI

Commercial Real Estate Broker
office: (720) 729-0551
jason@transworldcre.com
FA100092989

BASEL FLEISCHLI

Commercial Real Estate Broker
office: (720) 381-0021
bflerschli@transworldcre.com
FA100106785

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

TABLE OF CONTENTS

Property Summary	3
Property Photos	4
Location Maps	10
Business Map	11
Demographics	12
Jason Bio	13
Custom Page 1	14

PHIL KUBAT

PRINCIPAL & MANAGING BROKER

O: (720) 909-8557

C: (303) 981-1936

phil@transworldcre.com

CO - ER100016698, TX - 759206

JASON STARTARI

COMMERCIAL REAL ESTATE BROKER

O: (720) 729-0551

jason@transworldcre.com

FA100092989

BASEL FLEISCHLI

COMMERCIAL REAL ESTATE BROKER

O: (720) 381-0021

bfleischli@transworldcre.com

FA100106785

PROPERTY SUMMARY

The Point at Inverness
8310 South Valley Highway | Englewood, CO 80112

03



Property Summary

Building SF:	190,489
Rentable SF:	2,782
# Offices:	4 (on glass)
Conference Room:	Yes
Sublease Term:	January 31, 2027
Sublease Rate:	\$17.00/SF (NNN)
Taxes:	\$4.08/SF
CAM:	\$9.75/SF
Total NNN:	\$13.82/SF
Parking Ratio:	4.3
Year Built:	2001
Furniture:	Fully Furnished
Zoning:	Commercial

Property Overview

Located in The Point at Inverness, Suite 200 is a 2,782 SF office consisting of 4 offices on glass, a bullpen, large conference room, welcoming reception area, and break/IT room. The office is fully-furnished with desks, computers (if needed), copier, etc. - so it's ready for a new tenant to plug in right away.

The current lease runs through January 2027, but the landlord is open to a longer term for qualified tenants. More information about the property can be found here: <https://www.artisreit.com/office/the-point-at-inverness/>. Inquire with brokers for more details.

Location Overview

Constructed in 2001, this Class A office building offers four stories of high-quality workspace with a distinctive three-wing layout ideal for flexible tenant configurations. The property features approximately 190,489 SF of rentable area and provides both surface and structured parking, achieving an efficient ratio of 4.3 spaces per 1,000 SF. Positioned directly along I-25, the building delivers excellent visibility and convenient regional access. The County Line light rail station is just a short walk away, offering direct connectivity to downtown Denver and Denver International Airport.

PROPERTY PHOTOS

The Point at Inverness

8310 South Valley Highway | Englewood, CO 80112

04



PROPERTY PHOTOS

Point at Inverness

8310 South Valley Highway | Englewood, CO 80112

05



PROPERTY PHOTOS

Point at Inverness
8310 South Valley Highway | Englewood, CO 80112

06



PROPERTY PHOTOS

Point at Inverness

8310 South Valley Highway | Englewood, CO 80112

07



PROPERTY PHOTOS

Point at Inverness

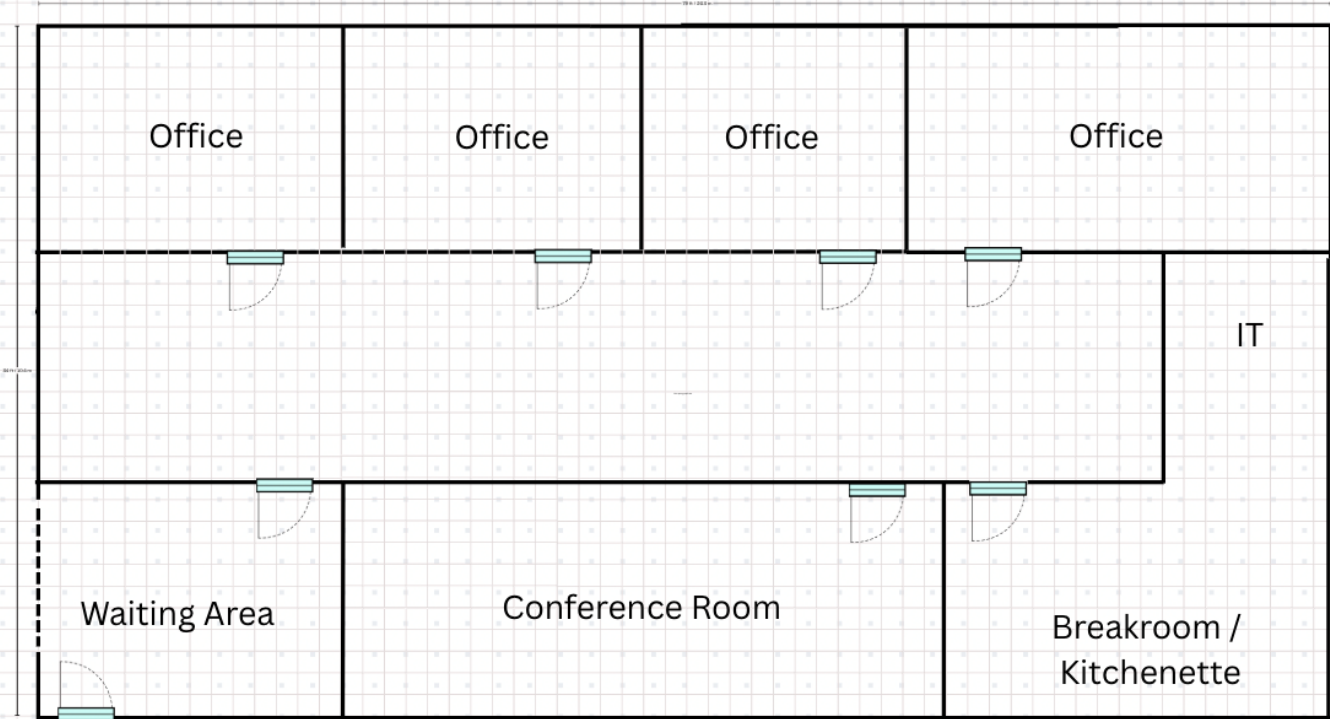
8310 South Valley Highway | Englewood, CO 80112

08



8310 S Valley Highway, Suite 200

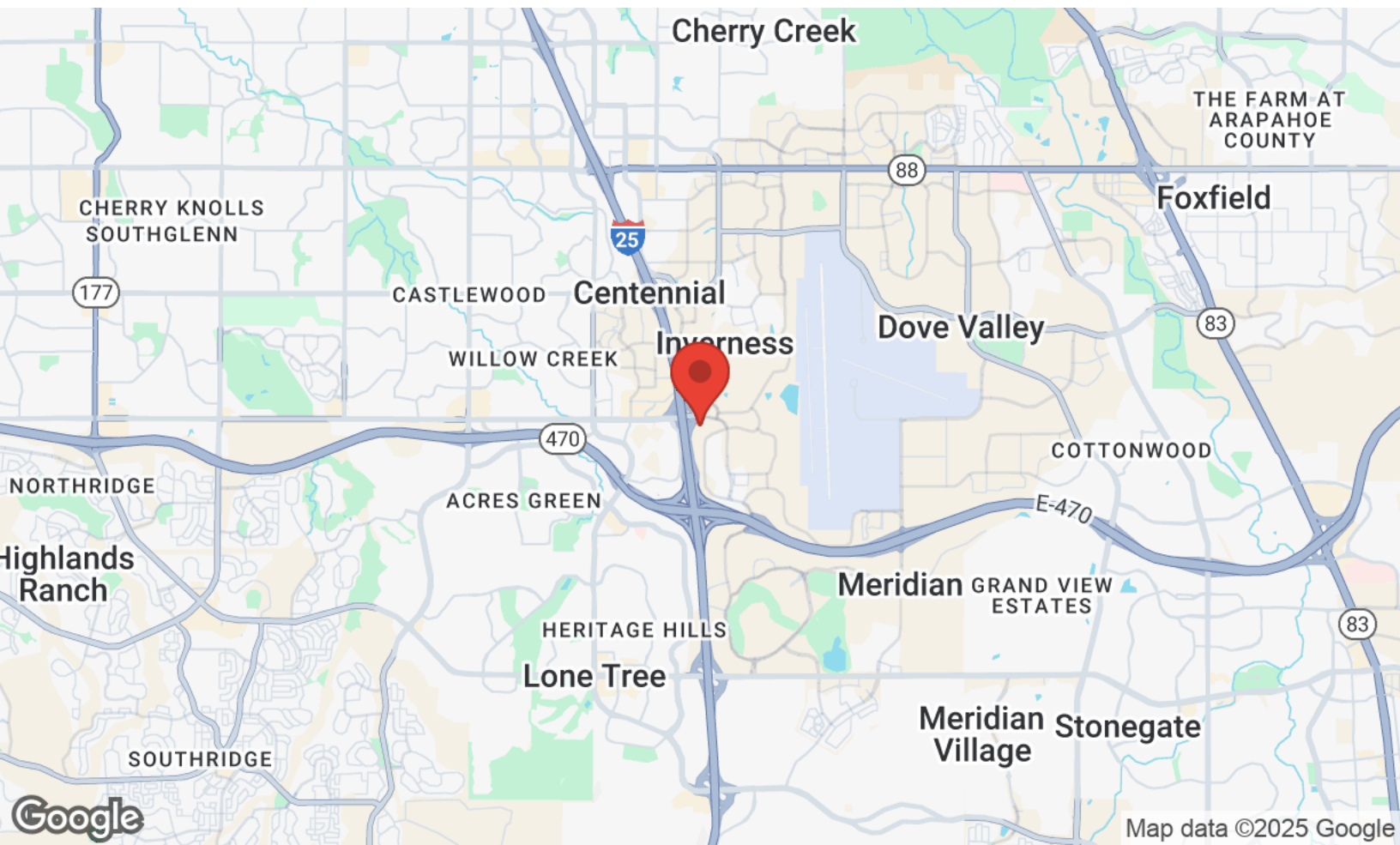
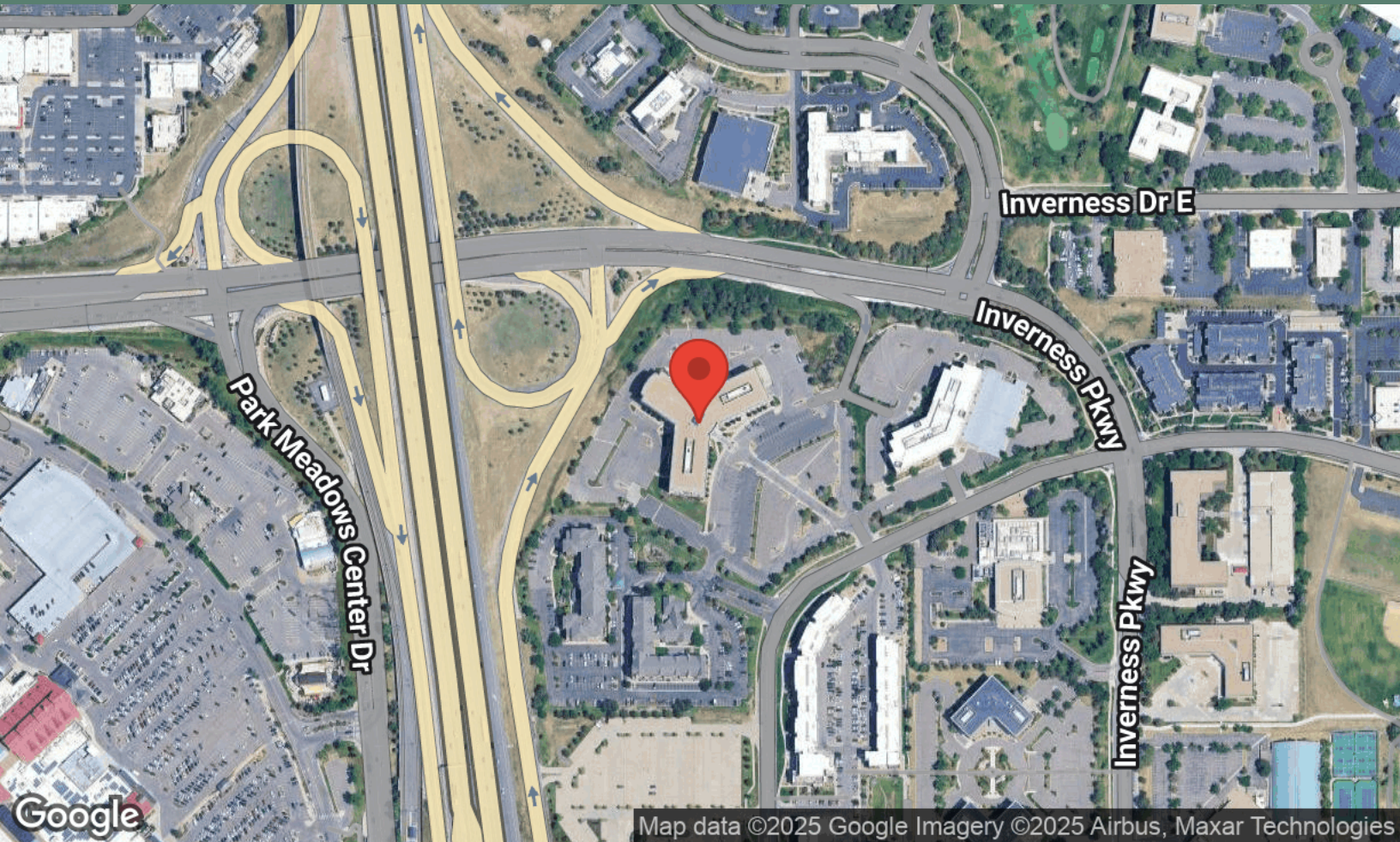
For illustrative purposes only



LOCATION MAPS

The Point at Inverness
8310 South Valley Highway | Englewood, CO 80112

10



The Point at Inverness
8310 South Valley Highway | Englewood, CO 80112

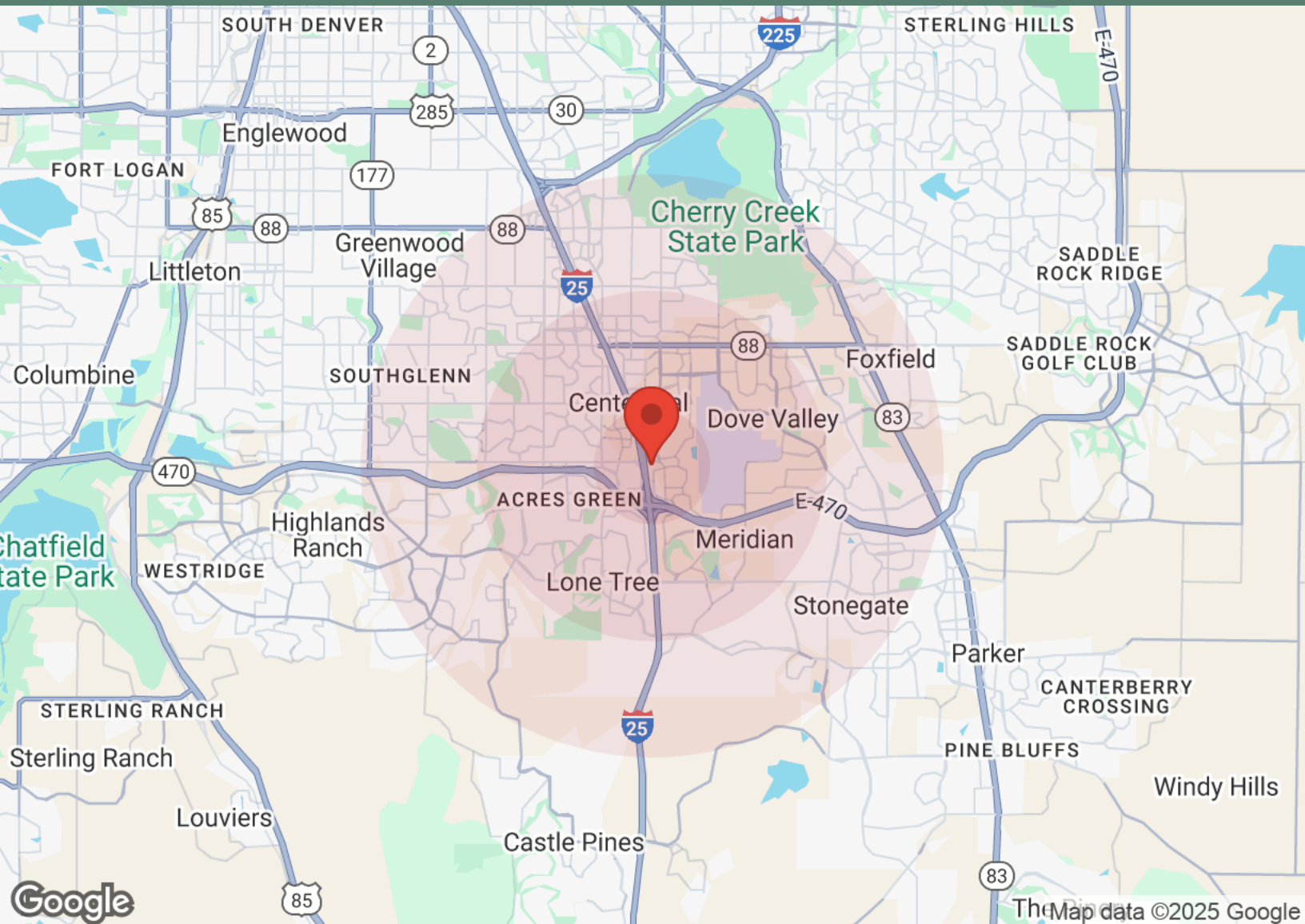


DEMOGRAPHICS

The Point at Inverness

8310 South Valley Highway | Englewood, CO 80112

12



Population	1 Mile	3 Miles	5 Miles
Male	2,986	38,915	109,325
Female	3,100	37,537	109,543
Total Population	6,087	76,452	218,868
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	970	12,703	38,166
Ages 15-24	682	8,805	25,046
Ages 25-54	3,266	34,608	95,999
Ages 55-64	571	8,679	24,930
Ages 65+	599	11,657	34,729
Race	1 Mile	3 Miles	5 Miles
White	3,947	53,310	156,447
Black	464	3,219	7,551
Am In/AK Nat	13	130	328
Hawaiian	5	46	109
Hispanic	740	8,670	24,601
Asian	698	8,570	22,697
Multi-Racial	200	2,339	6,654
Other	18	176	460

Income	1 Mile	3 Miles	5 Miles
Median	\$109,752	\$123,964	\$135,083
< \$15,000	122	1,170	3,166
\$15,000-\$24,999	118	934	2,080
\$25,000-\$34,999	117	923	2,354
\$35,000-\$49,999	309	1,825	4,177
\$50,000-\$74,999	504	4,494	9,715
\$75,000-\$99,999	419	3,945	10,522
\$100,000-\$149,999	752	6,909	17,755
\$150,000-\$199,999	814	4,974	13,754
> \$200,000	405	8,843	26,490

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,804	35,827	94,862
Occupied	3,561	34,018	90,014
Owner Occupied	1,064	17,148	56,604
Renter Occupied	2,497	16,870	33,410
Vacant	243	1,809	4,848



JASON STARTARI
Commercial Broker
(720) 729-0551
jason@transworldcre.com

FA - 100092989
Transworld Commercial Real Estate
5261 S Quebec Street
Greenwood Village, CO 80111

Jason joined the Transworld CRE team in April 2021 and enjoys working alongside the Business Advisors in helping clients to achieve their real estate goals. With 15 years of asset management, development, and financial analysis experience, Jason focuses on valuation, investment and owner-occupied sales and acquisitions across asset classes.

Prior to joining Transworld, Jason served a lead role with a prominent Family Office in Northeast PA where he managed a diverse multi-segment RE portfolio. He was responsible for creating and executing business plans for each property, overseeing asset management processes, and analyzing potential acquisition and disposition opportunities in line with the family's investment objectives. Jason earned an MBA in Finance from Lehigh University (where he was awarded a Martindale Fellowship to study Corporate Social Responsibility in the UK) and a certificate in Commercial Real Estate from Cornell University. He was also an active member in the Philadelphia Chapter of ULI and served on the Zoning Board, Planning Commission, and Board of Supervisors for Smithfield Township.

Despite "retiring" from professional baseball in 2005, Jason maintains an active lifestyle and fully embraces Colorado's many opportunities to get outdoors. He is an avid Cross-Fitter, golfer, fisherman, and mountain biker, and there's nothing he enjoys more than bouncing from sport-to-sport with his active family!



Basel Fleischli
Commercial Broker
bfleischli@transworldcre.com
(720) 381-0021

Basel Fleischli joins Transworld Commercial Real Estate as a commercial broker, bringing a background in real estate development and construction management. Over his career in CRE, he has worked on multi-family and mixed-use developments in the Denver Metro and Grand County areas, as well as gained asset management experience with mixed-use and retail properties along the Front Range. With extensive experience in both the development and construction industries, he provides clients with expert guidance through all facets of their real estate needs and goals.

Basel grew up in Fort Collins, CO, and graduated from Colorado State University in 2018. Outside of work, he enjoys mountain biking, kayaking, skiing, golfing, and spending time with family and friends.