

# FOR LEASE

195 Inverness Dr W Greenwood Village, CO 80112

## BUILDING DETAILS

<b>SUITE 120</b>	1,668 SF
<b>RATE</b>	\$28 NNN
<b>NNN'S</b>	\$19 PSF
<b>TERM</b>	Variable
<b>BUILDOUT</b>	Lab
<b>PARKING</b>	Garage Available
<b>AVAILABLE</b>	Now



## ADDITIONAL FEATURES

- ▶ Monument Sign Available
- ▶ Lab Space
- ▶ Covered patient drop-off
- ▶ In-unit restroom
- ▶ Class A Medical Office

## DESCRIPTION

Suite 120 at 195 Inverness Dr W offers 1,668 SF of existing medical lab space with excellent potential for conversion to a primary care or concierge medical practice. Located in the heart of the Inverness / DTC submarket, the suite benefits from ground-floor access, a rare covered building drop-off, abundant parking, and immediate access to I-25 and E-470. Surrounded by corporate campuses, hotels, and executive housing, this is an ideal setting for boutique healthcare providers seeking a professional image and strong patient convenience.



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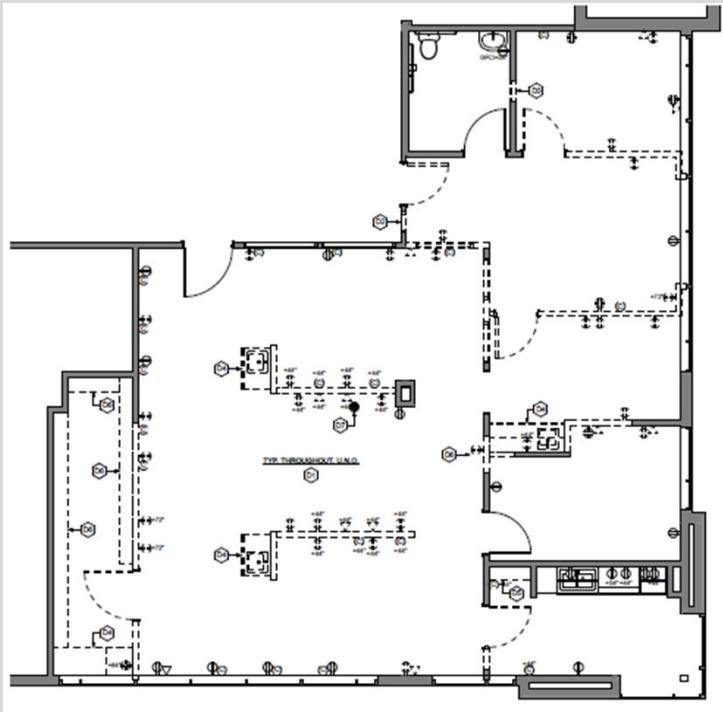


7374 South Alton Way Suite 203 Centennial, CO 80112

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Current Floorplan



Potential Floorplan

