



FOR LEASE - OFFICE & FLEX SPACE

Multiple Unit Sizes - Loading Door Available

373 Inverness Pkwy | Englewood, CO 80112



15,123 - 30,503 SF Available!

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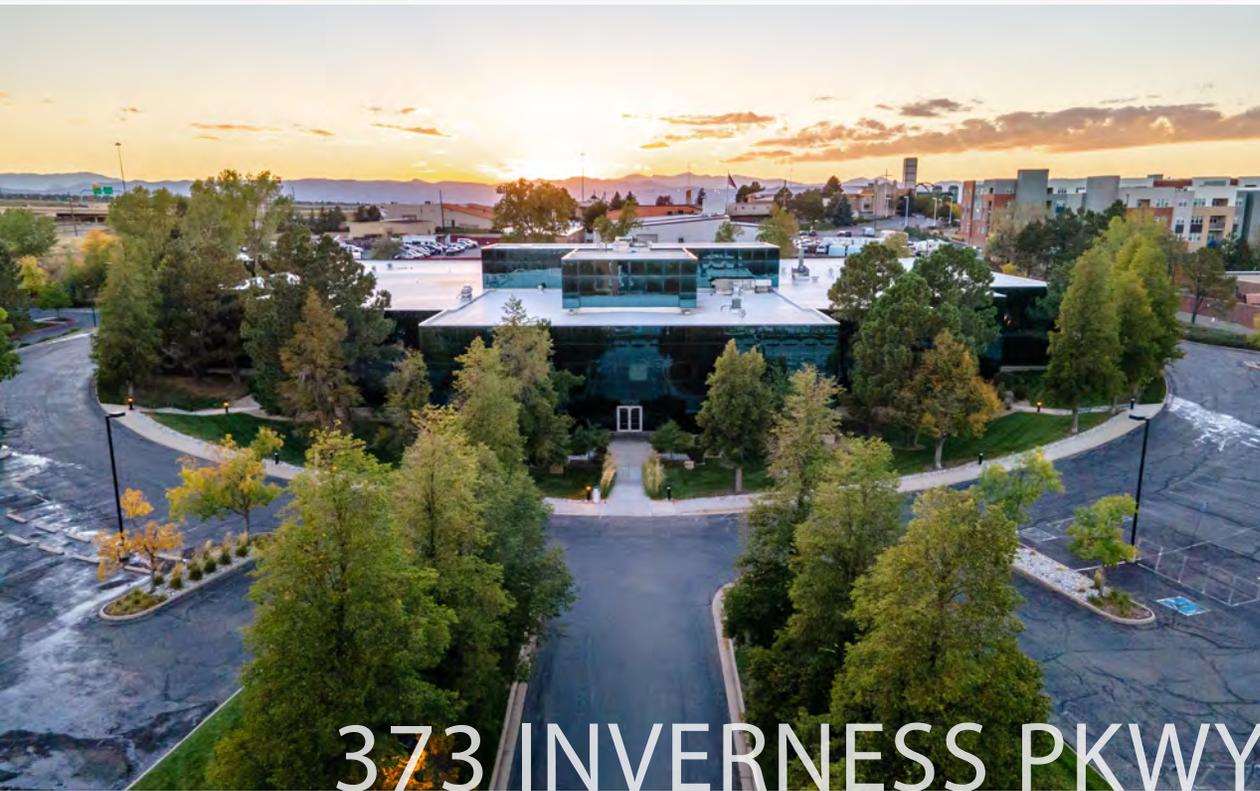
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OFFERING SUMMARY

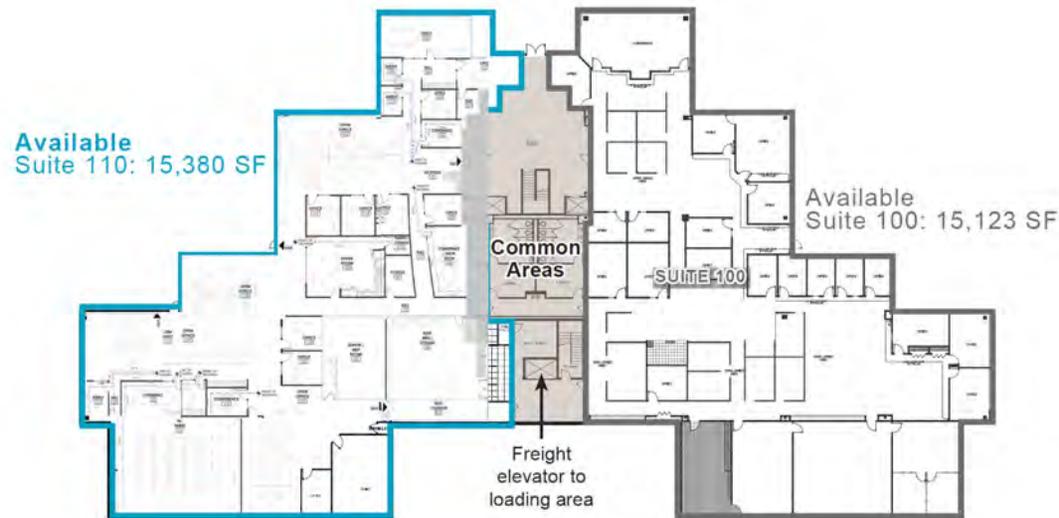
Available SF:	6,579 - 30,503 SF
Suite 100 (Contiguous W/ 110):	15,380 SF
Suite 110 (Contiguous W/ 100)	15,123 SF
Lease Rate:	\$11.50 SF/yr (NNN)
Est. NNN:	\$8/SF
Lot Size:	6.39 Acres
Building Size:	87,622 SF
Building Class:	A
Year Built:	1984
Zoning:	LI

PROPERTY OVERVIEW

This quality office and flex building features a reflective glass exterior, upgraded HVAC capacity, raised flooring in IT rooms, private outdoor areas, locker rooms with showers and backup power, along with a commercial freight elevator and loading area. The property is conveniently located just a quarter mile south of Inverness Business Park's main entrance and adjacent to Centennial Airport. It's less than a mile from the RTD County Line Station and Park Meadows Mall, offering a wide variety of restaurants and services. The location provides excellent access to C-470 and I-25, with the Broncos Training Facility and Inverness Hotel & Golf Resort just minutes away.

PROPERTY HIGHLIGHTS

- Office & Flex Options (With Loading) Available
- Full First Floor Available
- Central Location just Minutes From Park Meadows, I-25, C-470, and More
- Custom Finishes/Buildout Available for Qualified Tenants



LEASE INFORMATION

Lease Type:	NNN - Est. \$8/SF	Lease Term:	Negotiable
Total Space:	15,123 - 30,503 SF	Lease Rate:	\$11.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	15,380 SF	NNN	\$11.50 SF/yr	Fully built-out ground-floor office space featuring multiple private offices, large training and conference rooms, collaborative open workspaces, and dedicated break and lounge areas. The suite includes a reception area, and several team rooms and huddle spaces, ideal for a modern, dynamic workforce. Shared access to large freight elevator and loading dock. Perfect for tech, professional services, or customer support teams.
Suite 110	Available	15,123 SF	NNN	\$11.50 SF/yr	Efficient and thoughtfully designed first-floor suite featuring multiple open office areas, private offices, conference rooms, and huddle spaces. Includes a large all-hands training room, server room, break room, storage, and a welcoming reception area. Shared access to large freight elevator and loading dock. Ideal for growing teams, this space supports both collaborative and private work. Perfect for tech, creative, or professional service companies seeking a turnkey solution.







	0.3 MILES	0.5 MILES	1 MILE
Total households	328	797	3,199
Total persons per hh	1.6	1.6	1.9
Average hh income	\$91,482	\$92,067	\$119,304
Average house value	\$471,341	\$478,040	\$859,752

	0.3 MILES	0.5 MILES	1 MILE
Total population	539	1,308	5,958
Median age	34	34	34
Median age (male)	34	34	34
Median age (female)	34	34	34

About The Denver Tech Center

The Denver Tech Center offers the perfect blend of accessibility, amenities, and professional environment that modern businesses value. With direct access to I-25, C-470, and major transit connections, it provides unmatched convenience across the metro area. The neighborhood is surrounded by premier restaurants, retail, hotels, and fitness options, creating a dynamic atmosphere for work and collaboration. Nearby light rail access and Centennial Airport add further convenience for both local and visiting professionals. Combining modern infrastructure with a vibrant business community, the Denver Tech Center continues to stand out as one of the region's most desirable corporate locations.

