



# 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

\$28.00/SF Full Service

## OPERATING EXPENSES

2024 Base Year Est. Expenses: \$13.76/SF

## PARKING

4.0:1,000 SF | Surface free

65% Surface Free | 35% Structured

\$50.00/space/month for unreserved/covered

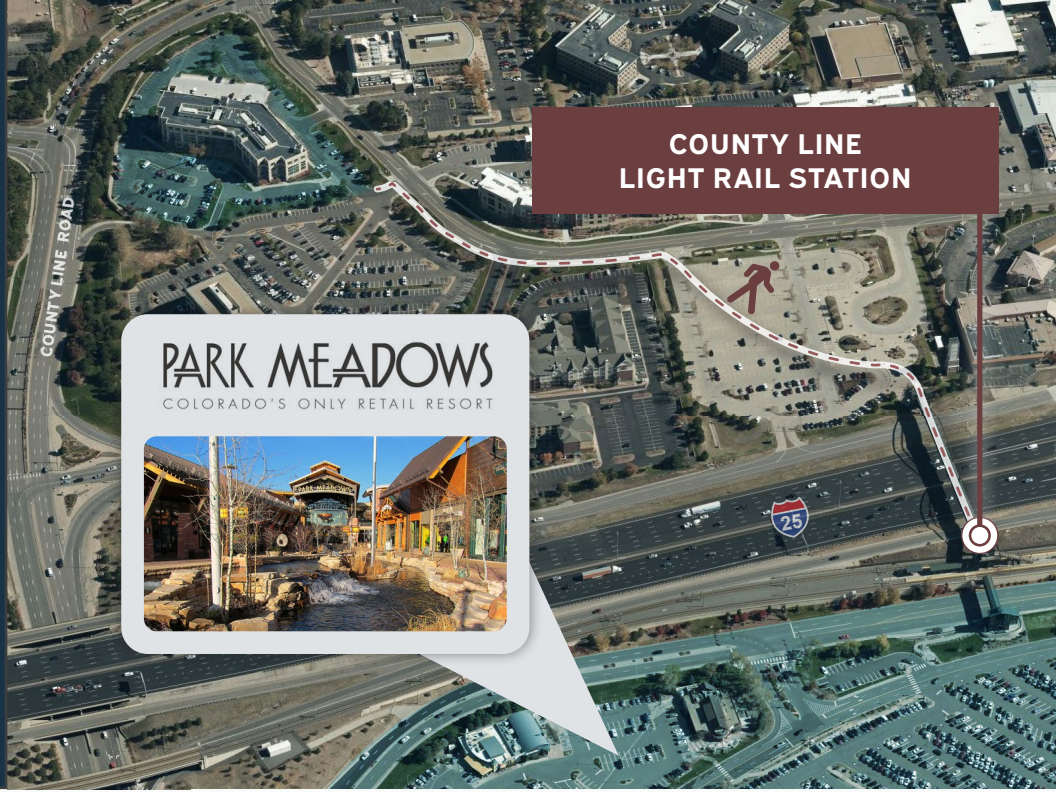
\$75.00/space/month for reserved



# 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.



## 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





# AREA AMENITIES



A single turn from I-25 and County Line provides easy access for commuters and visitors

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