

# INVERNESS PARKWAY CENTER

365, 367, & 369 INVERNESS PARKWAY  
ENGLEWOOD, COLORADO 80112

## 365 INVERNESS PARKWAY

Suite 150 14,240 SF  
Drive In Loading



**AVAILABILITY**  
14,240 SF



**PARKING**  
4.4:1,000 SF  
SURFACE FREE



**LEASE RATE**  
\$16.75/SF NNN

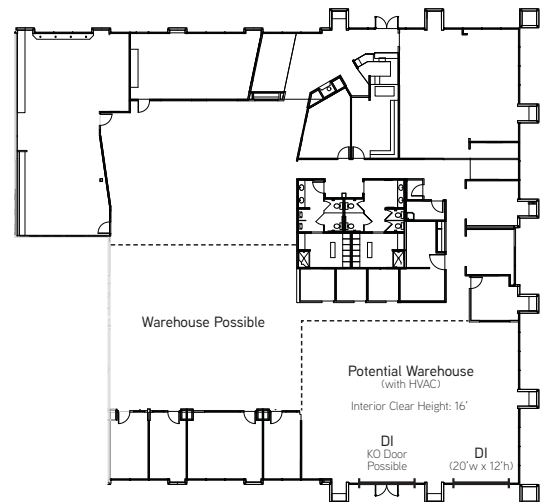


**2024 EST. OP. EX.**  
\$7.79/SF  
INCLUDES UTILITIES

## FLEX INDUSTRIAL SPACE | FOR LEASE

### HIGHLIGHTS

- > The property sits on the RTD Flex Ride Route, serving light rail access
- > State of the art construction
- > Desirable business park setting
- > Flexible unit sizes
- > No loss factor





## IMPROVEMENTS UNDERWAY

- > Drive-in loading
- > New paint throughout
- > Prior flooring removed and prepped for customization

## AREA ATTRIBUTES

- > Outstanding access to I-25/C-470/ Lincoln Avenue/ County Line Road
- > 4 million SF of nearby amenities at Park Meadows Shopping district
- > Close proximity to abundant workforce
- > Business friendly (Douglas County)

## 1. PARK MEADOWS MALL

P.F. Chang's  
 Seasons 52  
 Earl's Kitchen + Bar  
 Red Robin  
 The White Chocolate Grill  
 Fogo de Chao  
 Yard House  
 GQue BBQ  
 California Pizza Kitchen  
 Cheesecake Factory  
 Shake Shack  
 Urban Village Grill

## 2. CENTENNIAL PROMENADE

Redlands Grill  
 Tropical Smoothie Cafe  
 MOD Pizza  
 LongHorn Steakhouse  
 Genghis Grill  
 Firehouse Subs  
 Jason's Deli  
 Buffalo Wild Wings  
 Wahoo's

## 3. COUNTY LINE STATION



4643 South Ulster St. | Suite 1000  
 Denver, CO 80237 | +1 303 745 5800

**T.J. Smith, SIOR**  
 Principal  
 +1 303 283 4576  
 tj.smith@colliers.com

**Abby Pattillo**  
 Principal  
 +1 303 283 4579  
 abby.pattillo@colliers.com

**Daniel Krulig**  
 Associate Broker  
 +1 303 283 4570  
 daniel.krulig@colliers.com

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