

373 INVERNESS

373 Inverness Parkway • Englewood, Colorado 80112

PREMIER OFFICE/FLEX SPACE AVAILABLE



AREA AMENITIES

- Scenic business campus environment.
- Located in the heart of the covenant controlled Inverness Business Park.
- Easy I-25, E-470 and C-470 access via County Line Road and Peoria Street.
- Close proximity to the County Line Light Rail stop.
- Adjacent to the Colorado Athletic Club and the Park Meadows Shopping Center.

Visit www.373Inverness.com

PROPERTY OVERVIEW

Total Building Size:	82,957 RSF	Year Built:	1980, renovated in 2006
Parking:	3.64:1,000 RSF, Surface and free	Rates:	From \$14.00/SF modified gross
Floors:	Two	Fire Sprinkler:	Yes
Elevators:	One (1) passenger, one (1) freight	As Built Plans:	See reverse

LOCATION



AVAILABLE SPACE

Suite	RSF	Comments
201**	5,836	100% office, open plan, elevator lobby exposure.
204	12,403	75% open office with ten (10) perimeter offices, conference room, break room. One (1) grade-level loading door. Corner unit with lots of glass! 100% HVAC.
205**	9,149	65% office with reception area. Six (6) perimeter offices, conference room, open area, exterior entrance and building common entrance and one (1) grade-level loading door. (100% HVAC)

** Suites 201 & 205 Can Be Combined for 16,362 SF

**COLLIERS
B&K**

**FOR MORE INFORMATION CONTACT: TJ SMITH, SIOR OR JOHN HUTTO
COLLIERS BENNETT & KAHNWEILER, INC.**

Commercial Real Estate Brokerage & Property Management
4643 S. Ulster St. • Suite 1000 • Denver, CO 80237 • 303.745.5800 • 303.745.5888 fax • www.colliersb-k.com

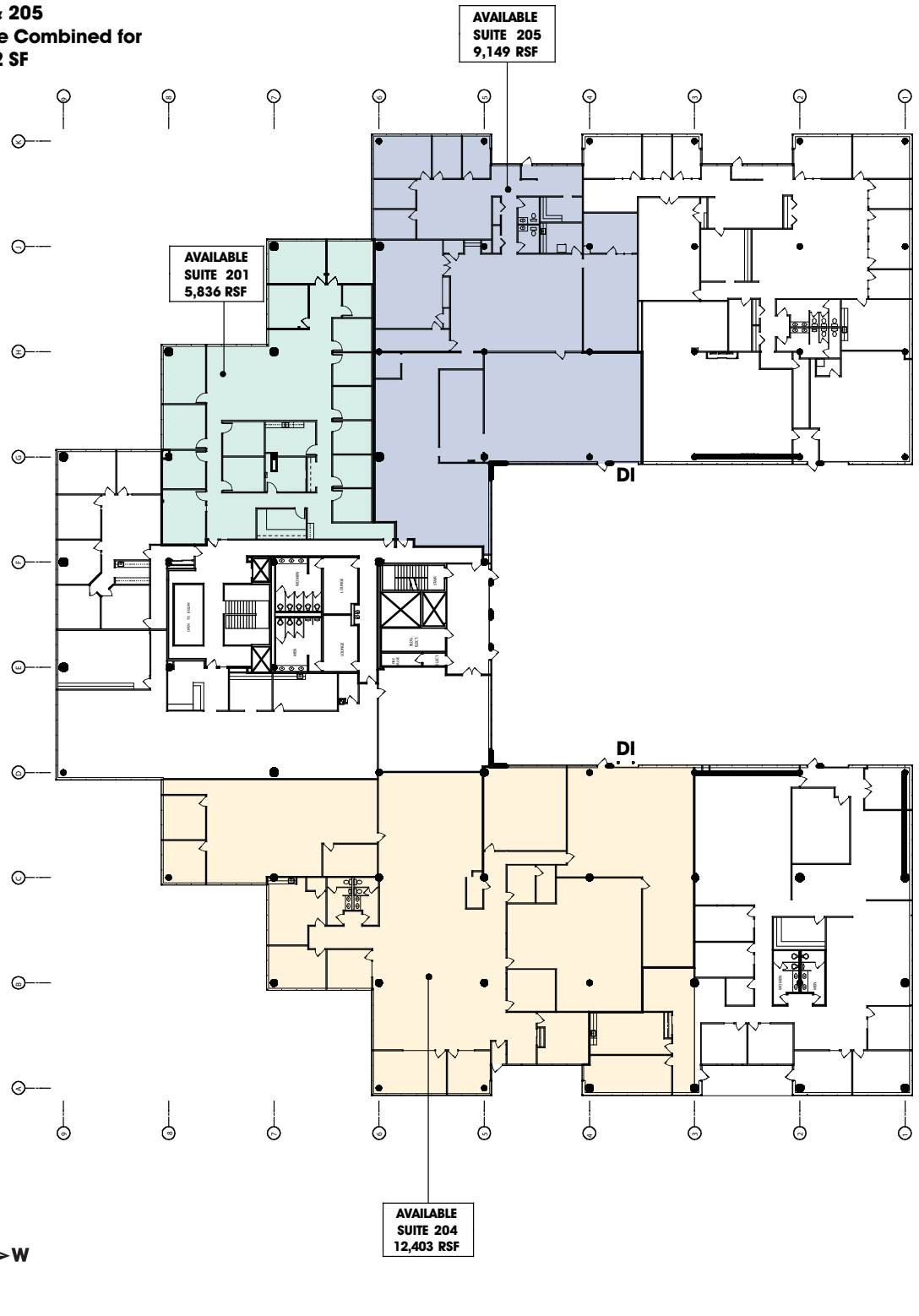
No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

373 INVERNESS

373 Inverness Parkway • Englewood, Colorado 80112

FLOOR PLAN

***201 & 205
Can be Combined for
16,362 SF**



**COLLIERS
B&K**

**FOR MORE INFORMATION CONTACT: TJ SMITH, SIOR OR JOHN HUTTO
COLLIERS BENNETT & KAHNWEILER, INC.**

Commercial Real Estate Brokerage & Property Management

4643 S. Ulster St. • Suite 1000 • Denver, CO 80237 • 303.745.5800 • 303.745.5888 fax • www.colliersb-k.com