373 Inverness Parkway

Englewood, Colorado

373 INVERNESS PARKWAY offers an excellent location at the highly desirable south end of Inverness Business Park, a state-of-the-art, 980-acre business park that is home to new residential projects and a variety of hotels, restaurants and amenities including the Inverness Golf Course and the Colorado Athletic Club. The two story office/flex building measuring 83,058 square feet offers high image space to both office and office/warehouse or flex users alike. The precast concrete and reflective glass façade building sits on an attractively landscaped 6.41-acre-site and benefits the tenants with its outstanding image, views, superb access to I-25 and E-470 and the County Line Light Rail Station at Park Meadows.

Newmark Grubb Knight Frank

© 2015, Newmark Knight Frank Frederick Ross. All Rights Reserved.

373 Inverness Parkway

Englewood, Colorado

High-Image Office & Flex Space Available

As exclusive agents, we are pleased to offer the following space for lease:

Office/Flex For Lease

Spaces Available:

- **First Floor:** 15,380 SF
- **Second Floor:** 6,579 SF

Property Highlights

- New ownership
- New property improvements include: spec suites, bathroom renovations, showers, lockers, parking lot reseal and striping, landscape upgrades, lobby and new main office entrance upgrades, new monument signage at main entrance to property with available space for new tenants
- Adjacent to the Colorado Athletic Club
- Within walking distance to the County Line Road light rail stop
- Striking reflective glass exterior
- Proximity to numerous hotels, restaurants, Park Meadows Mall, and many other retail services
- Excellent access via I-25 and E-470
- Drive-in loading with access to all spaces

Dave Lee **303.260.4349** davelee@ngkf.com
Jon Tilton **303.260.4348** jtilton@ngkf.com
Keith Bell **303.260.4332** kbell@ngkf.com

Newmark Grubb Knight Frank

1800 Larimer Street, Suite 1700 Denver, Colorado 80202

www.ngkf.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

© 2015, Newmark Grubb Knight Frank. All Rights Reserved.

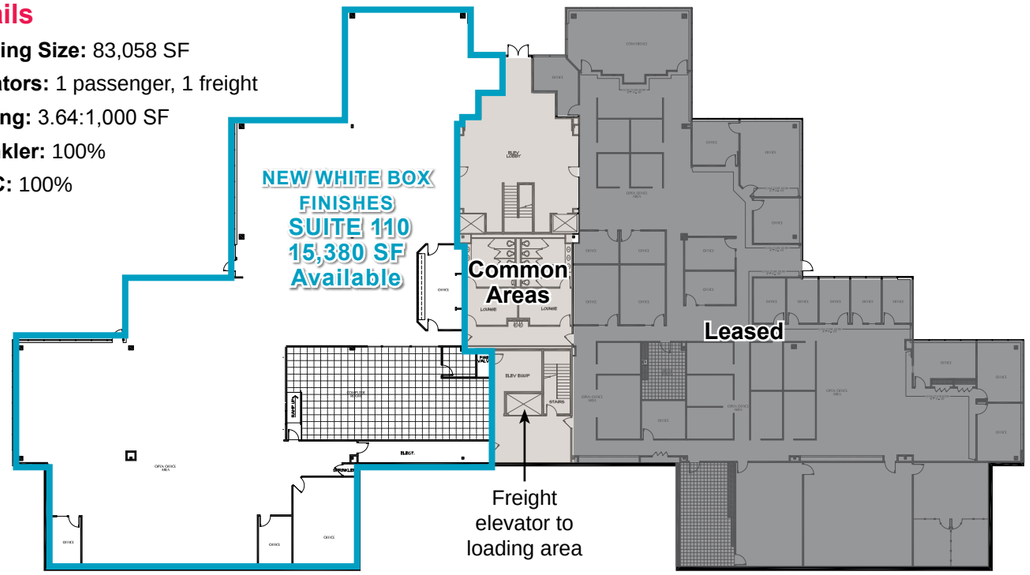
373 Inverness Parkway

Englewood, Colorado

Office & Flex For Lease

Details

Building Size: 83,058 SF
Elevators: 1 passenger, 1 freight
Parking: 3.64:1,000 SF
Sprinkler: 100%
HVAC: 100%



First Floor: 15,380 SF Available

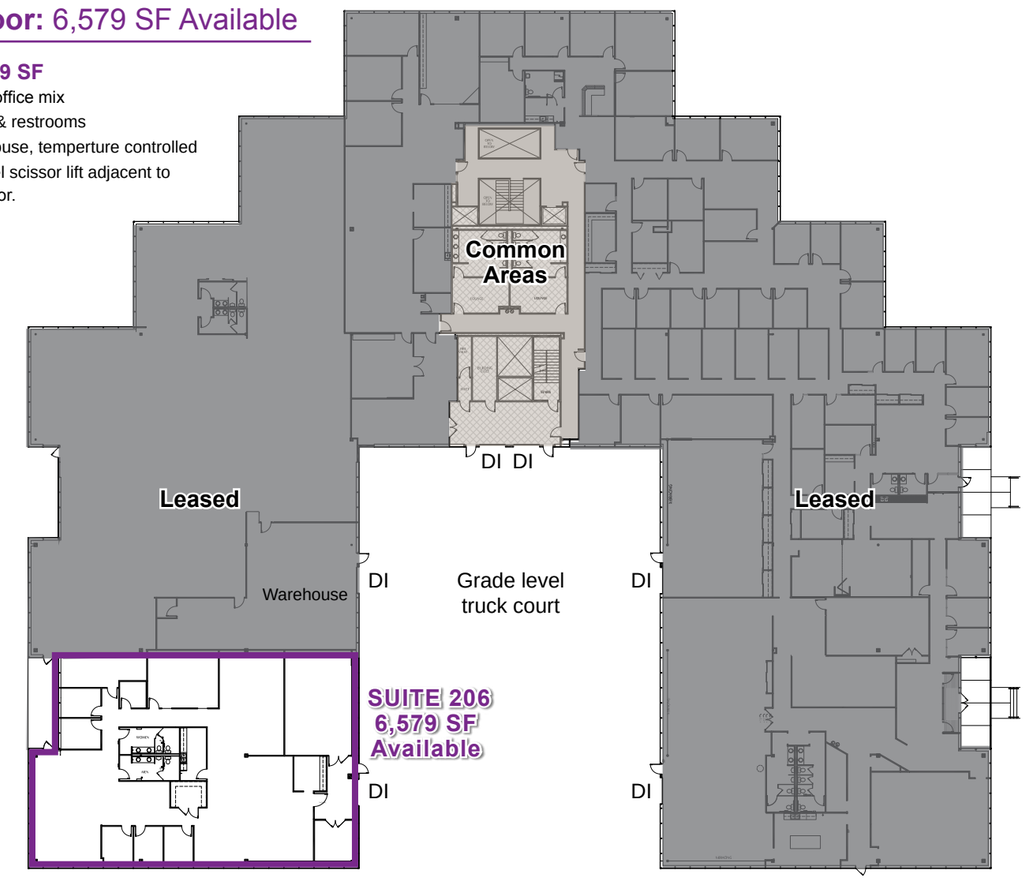
SUITE 110: 15,380 SF

- Open office
- ±2,000 SF raised floor server room
- Private patio
- Access to drive-in loading via freight elevator

Second Floor: 6,579 SF Available

SUITE 206: 6,579 SF

- Open and private office mix
- Private entrances & restrooms
- ±600 SF of warehouse, temperture controlled
- Exterior grade level scissor lift adjacent to drive-in loading door.



Newmark Grubb Knight Frank

www.ngkf.com

Dave Lee 303.260.4349 davelee@ngkf.com
Jon Tilton 303.260.4348 jtilton@ngkf.com
Keith Bell 303.260.4332 kbell@ngkf.com

© 2015, Newmark Grubb Knight Frank. All Rights Reserved.