



## STEELWAVE

Located at the southeast corner of Interstate 25 and County Line Road, 400 Inverness offers superior access to all major arteries, the County Line Light Rail Station and immediate proximity to numerous area amenities including Colorado Athletic Club and Park Meadows Mall.

### RBA

112,243 SF

### Year Built

1997, Renovated in 2017

### Rate

\$25.50 - \$26.50/SF Full Service

### Operating Expenses

2018 Base Year Est. Expenses: \$12.53/SF

### Parking

4.0:1,000 SF, Surface free

Covered at \$50.00/space/month for unreserved and \$75.00/space/month for reserved



400 INVERNESS PARKWAY • ENGLEWOOD, COLORADO 80112



COLLIERS INTERNATIONAL//Denver, CO  
303 745 5800//[www.400inverness.com](http://www.400inverness.com)

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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

Suite	RSF	Description/Features
<b>325**</b>	1,678	Four (4) offices on glass, two (2) interior offices and open area.
<b>160A</b>	1,695	Three (3) offices on glass, conference room and interior open area.
<b>210</b>	1,877	Three (3) offices, conference room, kitchen, reception and open area.
<b>265***</b>	1,896	<b>SPEC SUITE.</b> Three (3) offices on the glass, reception, open area and café.
<b>380</b>	2,193	<b>SPEC SUITE.</b> One (1) office on the glass, open area, reception and café.
<b>250***</b>	3,148	Five (5) offices, open area, break room and copy/work room.
<b>330**</b>	5,239	<b>SPEC SUITE.</b> Seven (7) offices, conference room and open area with café.
<b>100</b>	5,913	<b>LOBBY IDENTITY.</b> Ten (10) offices on the glass, conference room and open area.
<b>425*</b>	8,042	Eight (8) perimeter offices, three (3) conference rooms, kitchen and open area with great elevator identity.
<b>410*</b>	12,388	Office intensive large block with seventeen (17) perimeter offices, conference room, kitchen and open area.

\* Suites 410 and 425 are contiguous to 20,430 SF.

\*\* Suites 325 and 330 are contiguous to 6,917 SF.

\*\*\* Suites 250 and 265 are contiguous to 5,044 SF.

## BUILDING AMENITIES



New fitness facility



State-of-the-art common conference room



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

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