



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

112,245 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

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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.

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





RESTAURANTS

- | | |
|--|--|
| 1. J. Alexander's | 10. PF Chang's |
| 2. Rock Bottom | 11. 52 Seasons |
| 3. Longhorn Steakhouse | 12. Earl's Kitchen & Bar |
| 4. Genghis Grill-
Build Your Own Stir Fry | 13. Thai Basil |
| 5. Tropical Smoothie Café | 14. Red Robin Gourmet Burgers |
| 6. Firehouse Subs | 15. Jason's Deli |
| 7. Garbanzo Mediterranean Grill | 16. Fleming's Prime
Steakhouse & Wine Bar |
| 8. Tokyo Joe's | |
| 9. Chipotle Mexican Grill | |

RETAIL AMENITIES

1. Golf Galaxy
2. REI
3. Ross
4. Michael's
5. PetSmart
6. The Container Store
7. Petco
8. Toys R Us
9. Best Buy
10. Old Navy
11. Marshalls

AVAILABILITIES

Suite	RSF	Description/Features
325**	1,407	Four (4) offices on glass, two (2) interior offices and open area.
210	1,877	Three (3) offices, conference room, kitchen, reception and open area.
265***	1,896	SPEC SUITE. Three (3) offices on the glass, reception, open area and café.
380	2,193	SPEC SUITE. One (1) office on the glass, open area, reception and café.
250***	3,148	Five (5) offices, open area, break room and copy/work room.
330**	5,240	SPEC SUITE. Seven (7) offices, conference room and open area with café.
100	5,913	LOBBY IDENTITY. Ten (10) offices on the glass, conference room and open area.
425*	8,042	Eight (8) perimeter offices, three (3) conference rooms, kitchen and open area with great elevator identity.
410*	11,910	Office intensive large block with seventeen (17) perimeter offices, conference room, kitchen and open area.

* Suites 410 and 425 are contiguous to 19,952 SF.

** Suites 325 and 330 are contiguous to 6,647 SF.

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



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